

September 15, 2020

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE ARCHITECTURAL DESIGN OF A 70-LOT RESIDENTIAL SUBDIVISION, KNOWN AS VILLAGE 6A OF TRACY HILLS PHASE 1A, LOCATED IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS SHEA HOMES AND THE PROPERTY OWNER IS TRACY HILLS PHASE 1, LLC. APPLICATION NUMBER D20-011

Project Description

This agenda item involves the proposed architectural design (Attachment A) and development plan (Attachment B) for a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive. The applicant is Shea Homes. The proposed architecture includes three floor plans with three elevations for each plan type. Plan 1 is single-story. Plans 2 and 3 are two-story. The architectural styles include Early California/Spanish, Mediterranean Revival, and Craftsman.

Village 6A features 70-foot wide lots, which is wider than typical lots in Tracy Hills Phase 1A and throughout the City. Due to this wider lot width, the proposed architecture features house widths of 60 feet wide and two of the three plan types include a three-car garage facing the street. A recent amendment to the Tracy Hills Specific Plan allows single-family dwellings with a front elevation width of 60 feet or greater to have a three-car garage facing the street.

The proposed architecture is consistent with the Tracy Hills Specific Plan and has incorporated significant variation between floor plans and elevations, used a mix of building materials and architectural features on all four sides of each house, and provided ample mix and frequency of each house type throughout the Tracy Hills Phase 1A subdivision.

Environmental Document

An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan project, including the Tracy Hills Phase 1A Vesting Tentative Subdivision Map, which includes Village 6A. No further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit for the architectural design of a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive, Application Number D20-0011, based on the findings contained in the Director's Determination dated September 15, 2020 (Attachment C).

Director Public Hearing
Agenda Item 1
September 15, 2020
Page 2

Prepared by: Scott Claar, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Architectural Packet
- B: Development Plan
- C: Development Services Director Determination
Exhibit 1 – Conditions of Approval

ATTACHMENT A

RECEIVED
August 14, 2020
City of Tracy
Development Services

Design Review Package
for

Elan at Tracy Hills

Tracy, California

Shea Homes Northern California

August 07, 2020



Shea
HOMES®



Plan 3 C
Craftsman

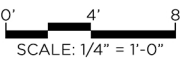
Plan 1 B
Mediterranean Revival

Plan 2 A
Early California/Spanish

Plan 1 C
Craftsman



08/07/2020



THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

STREETSCENE

VILLAGE 6A | ELAN AT TRACY HILLS TRACY, CALIFORNIA

Note: Artist's conception; colors, materials and application may vary.



Elevation A
Early California/Spanish



Elevation B
Mediterranean Revival



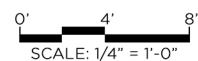
Elevation C
Craftsman

PLAN 1 - FRONT ELEVATIONS

VILLAGE 6A | ELAN AT TRACY HILLS TRACY, CALIFORNIA

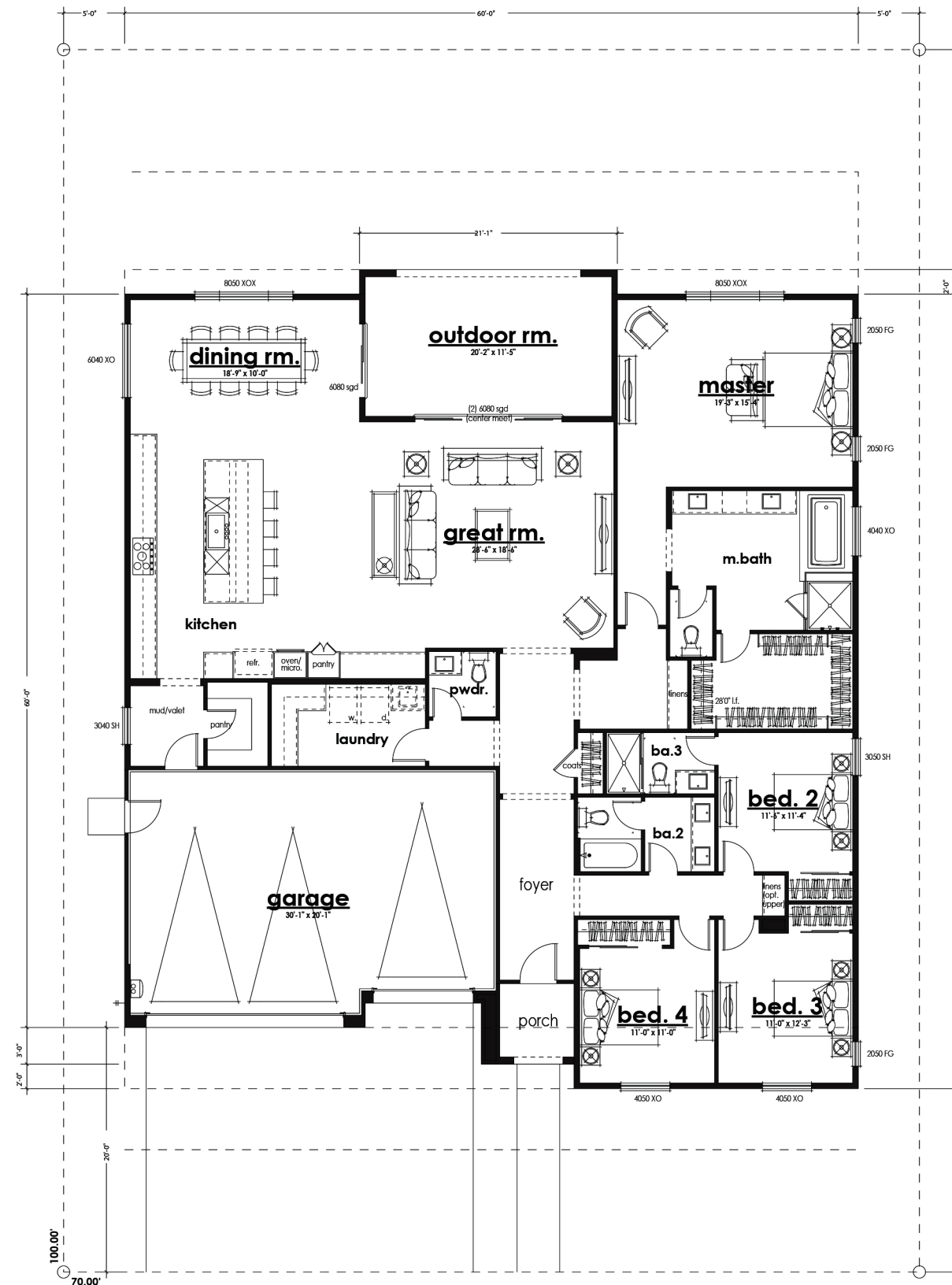


08/07/2020



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

Note: Artist's conception; colors, materials and application may vary.

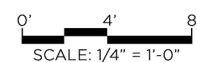


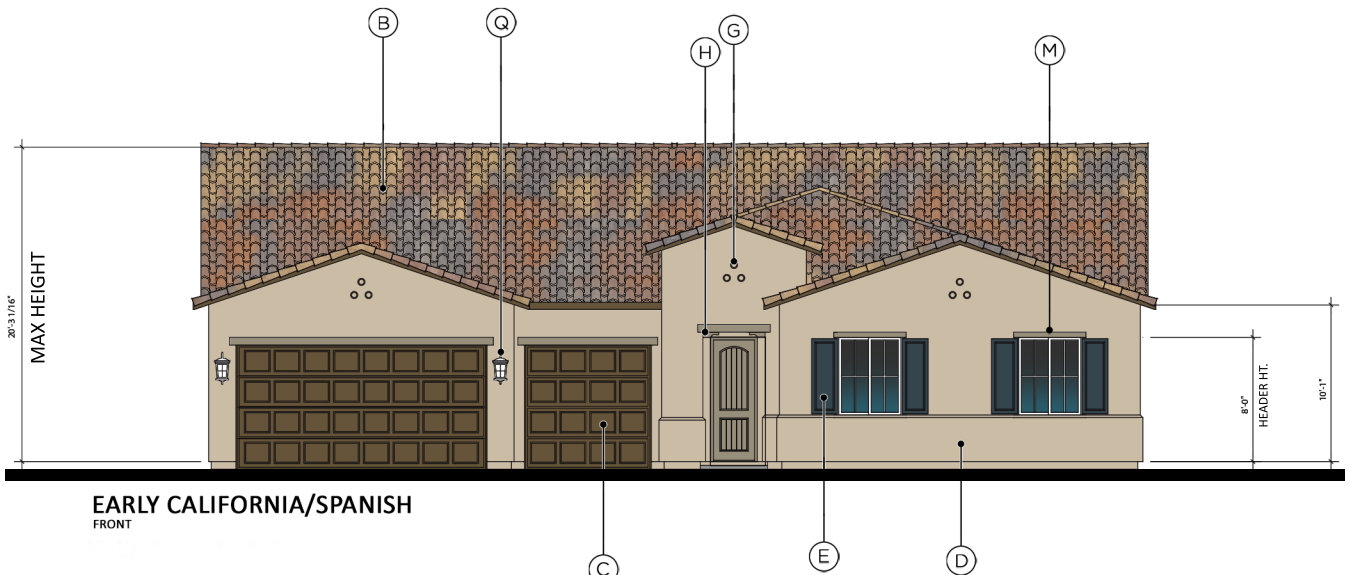
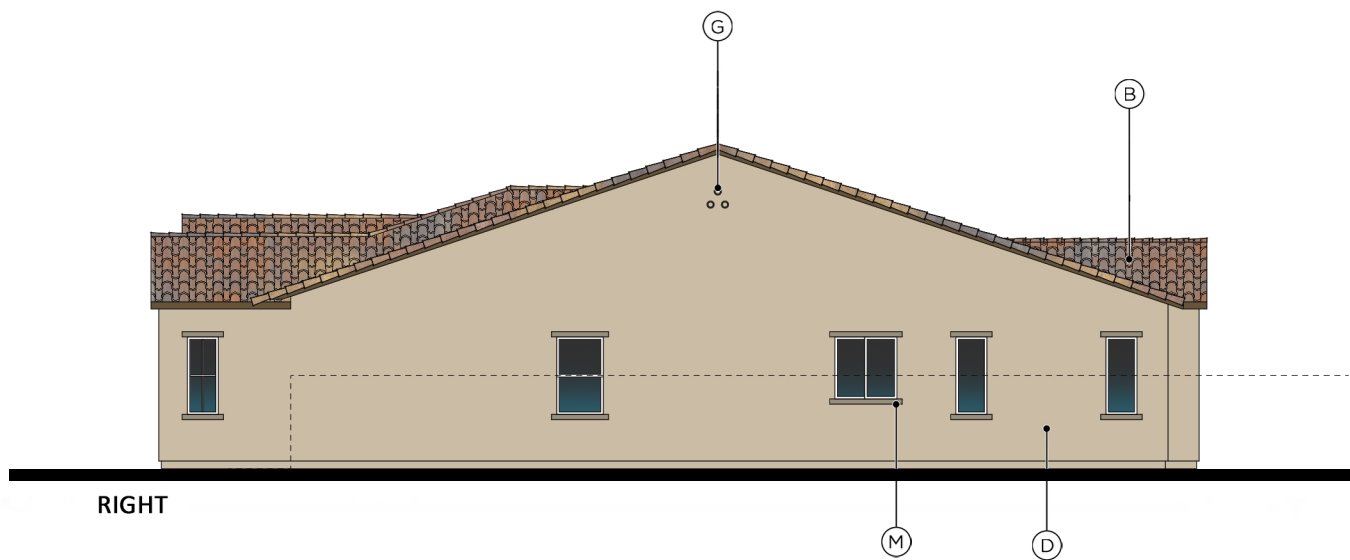
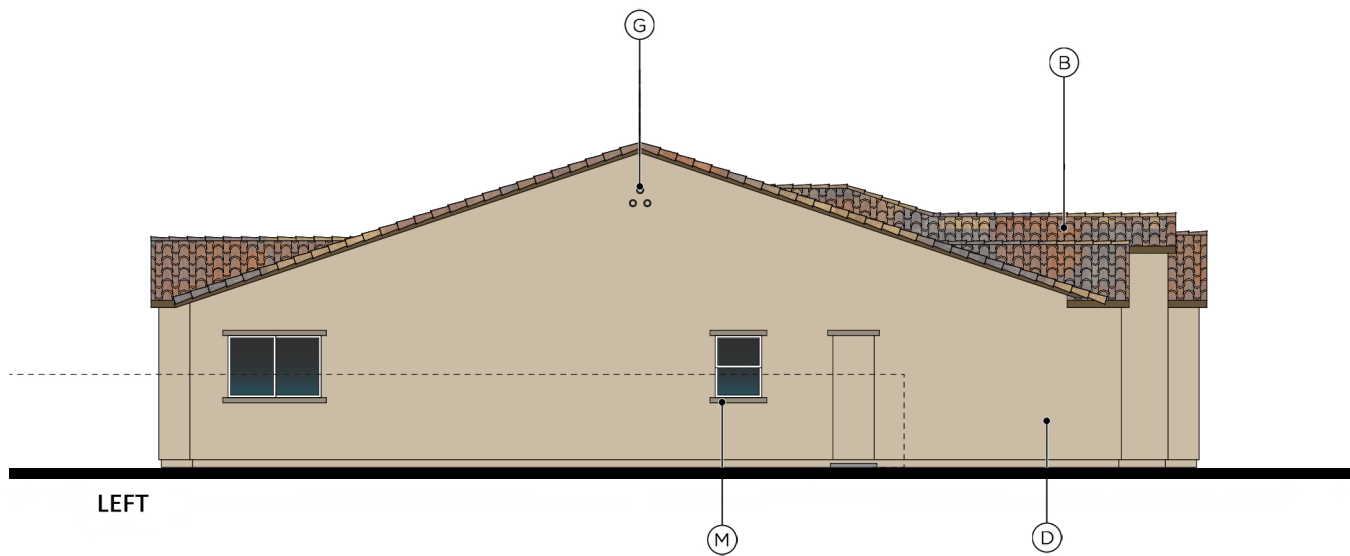
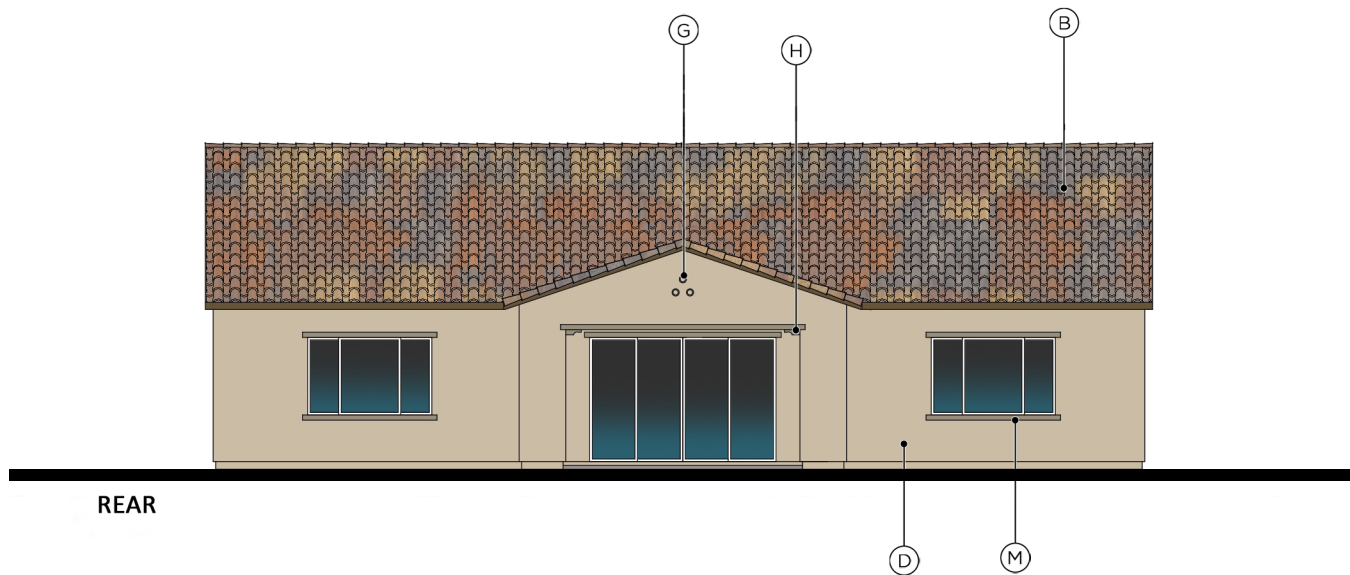
FLOOR AREA TABLE	
FIRST FLOOR LIVABLE:	2,851 SQ FT
TOTAL LIVABLE:	2,851 SQ FT
OUTDOOR ROOM:	247 SQ FT
SUBTOTAL:	3,098 SQ FT
COVERED PORCH:	39 SQ FT
GARAGE:	581 SQ FT
TOTAL FOOTPRINT AREA UNDER ROOF:	3,762 SQ FT
LOT AREA COVERAGE:	53.74 %

08/07/2020

PLAN 1 - FLOOR PLAN - REFLECTS 'A' ELEVATION

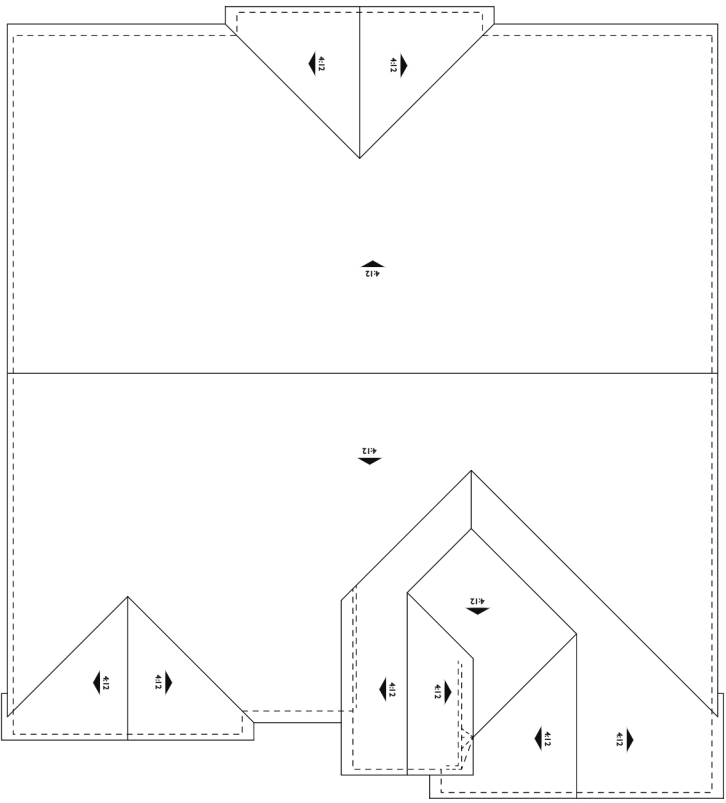
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA





MATERIAL LEGEND

- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- G. DECORATIVE GABLE END DETAIL
- H. SHAPED SIMULATED WOOD GRAIN CORBEL
- M. STUCCO OVER FOAM TRIM
- Q. LIGHT FIXTURE



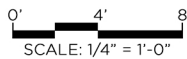
ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



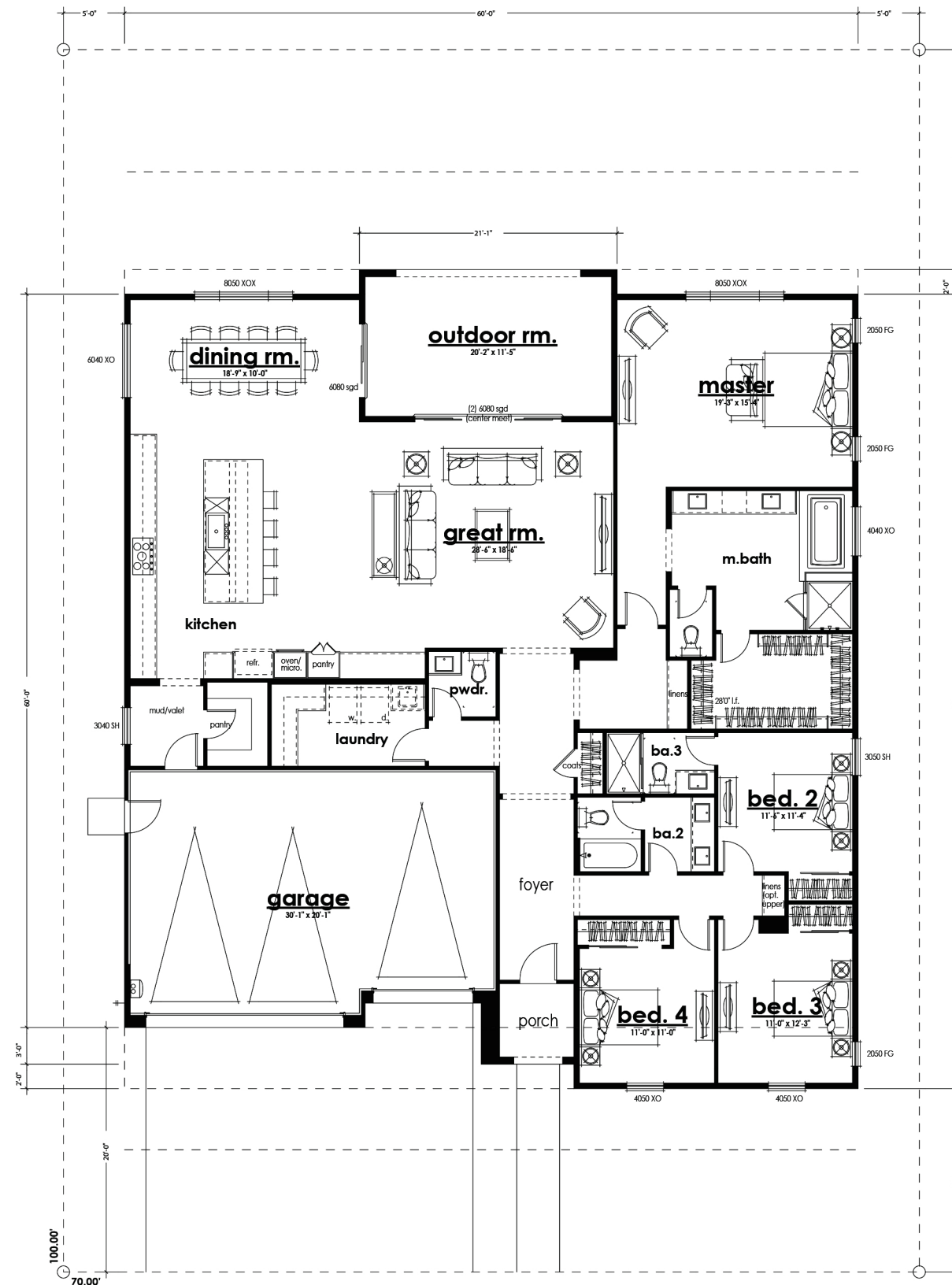
08/07/2020



PLAN 1 - ELEVATION A

**VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



FLOOR AREA TABLE	
FIRST FLOOR LIVABLE:	2,851 SQ FT
TOTAL LIVABLE:	2,851 SQ FT
OUTDOOR ROOM:	247 SQ FT
SUBTOTAL:	3,098 SQ FT
COVERED PORCH:	39 SQ FT
GARAGE:	581 SQ FT
TOTAL FOOTPRINT AREA UNDER ROOF:	3,762 SQ FT
LOT AREA COVERAGE:	53.74 %

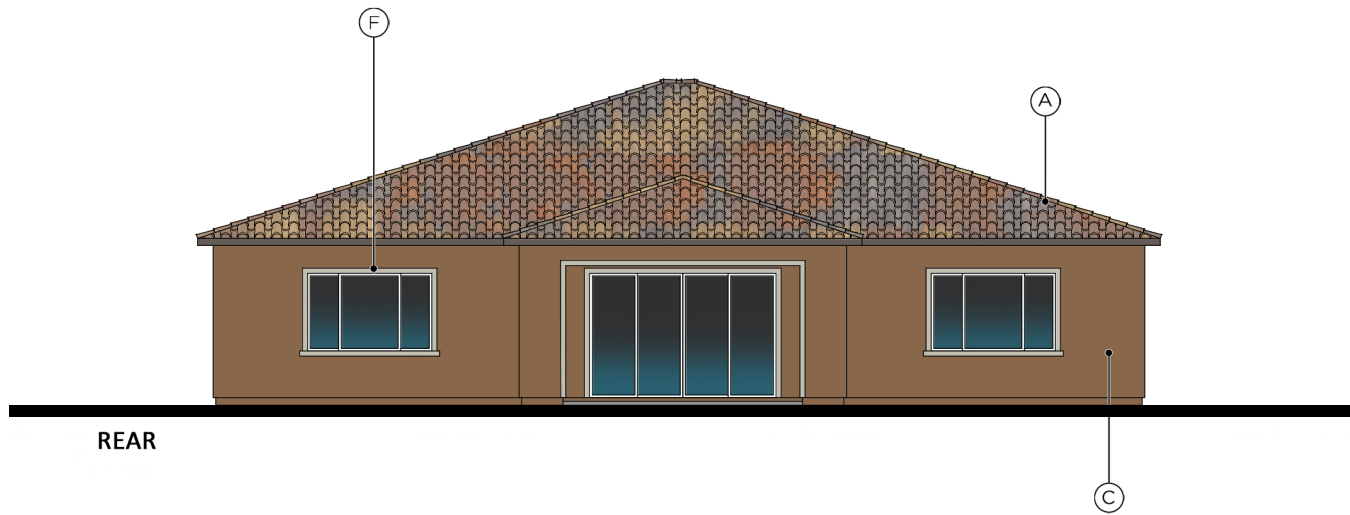
08/07/2020

PLAN 1 - FLOOR PLAN - REFLECTS 'B' ELEVATION

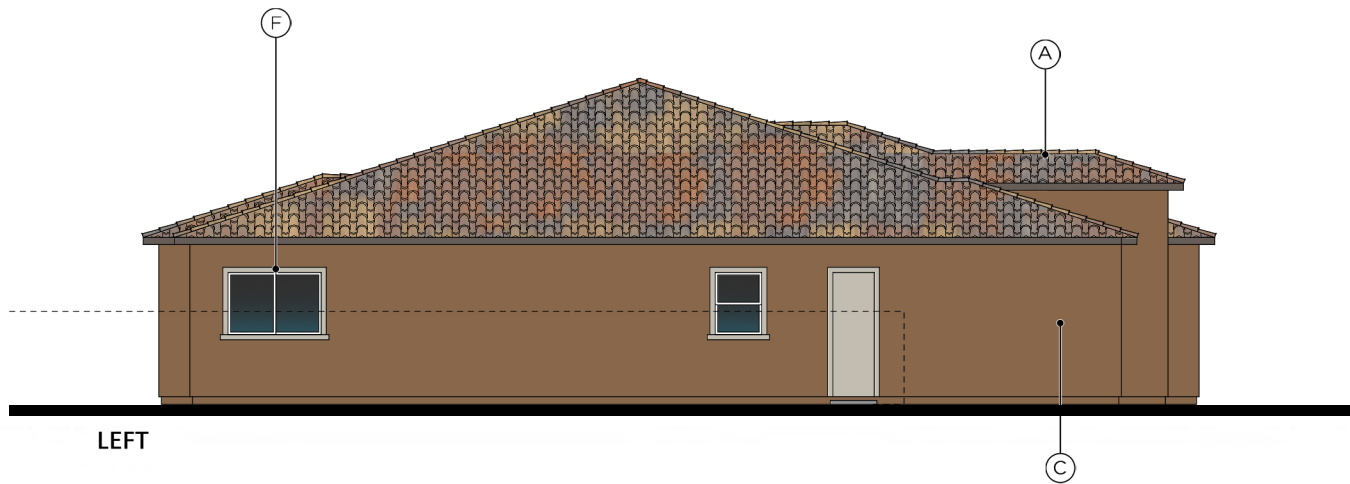
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA



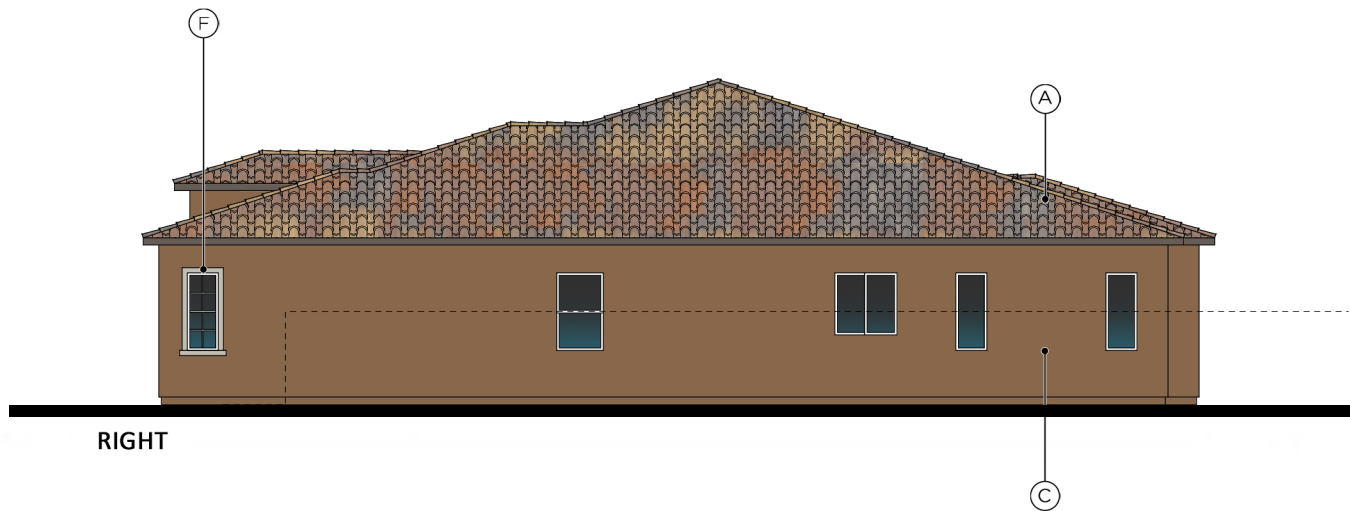
0" 4" 8"
SCALE: 1/4" = 1'-0"



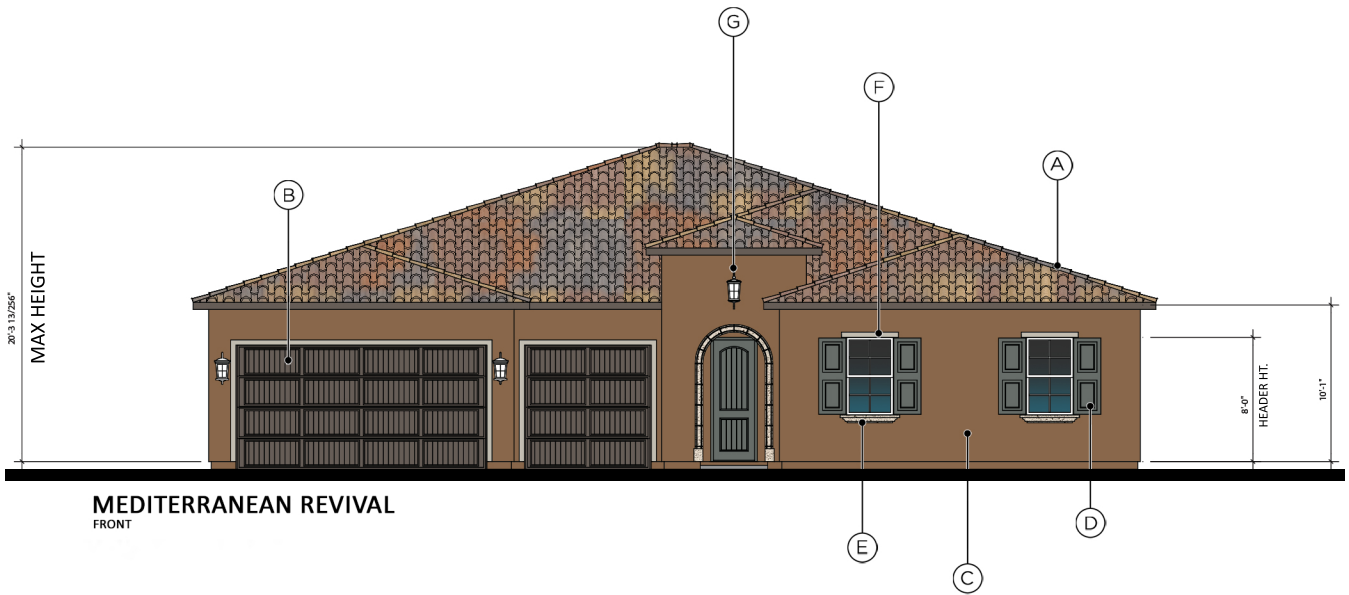
REAR



LEFT



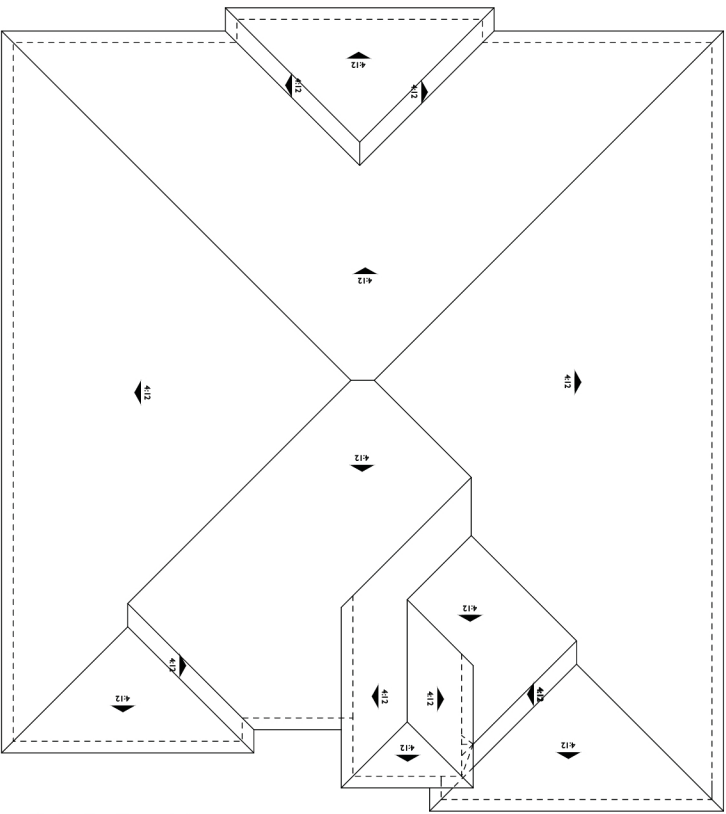
RIGHT



MEDITERRANEAN REVIVAL
FRONT

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. SHUTTER
- E. CEMENTITIOUS TRIM
- F. STUCCO OVER FOAM TRIM
- G. LIGHT FIXTURE



ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



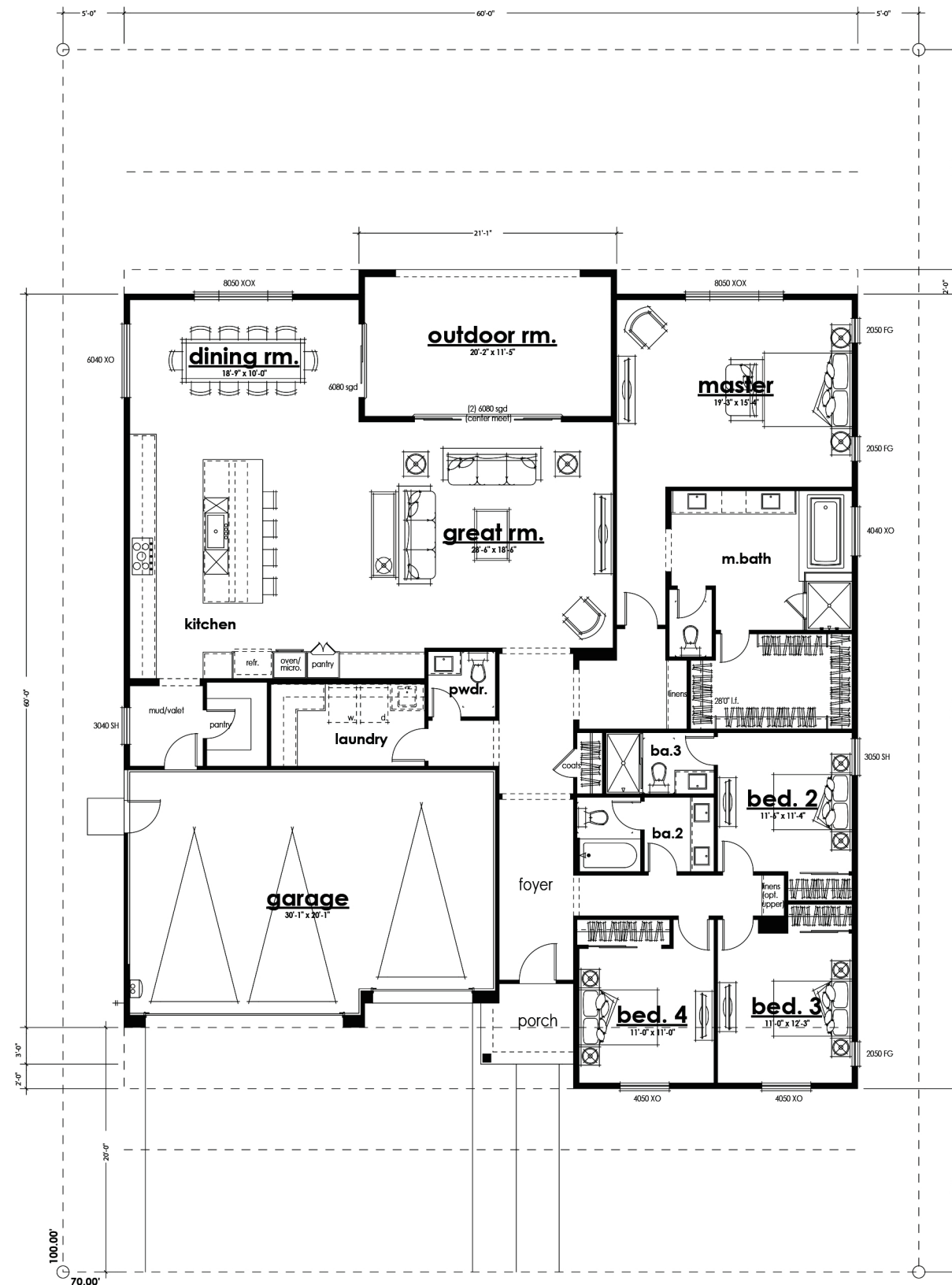
08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN 1 - ELEVATION B

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



FLOOR AREA TABLE	
FIRST FLOOR LIVABLE:	2,851 SQ FT
TOTAL LIVABLE:	2,851 SQ FT
OUTDOOR ROOM:	247 SQ FT
SUBTOTAL:	3,098 SQ FT
COVERED PORCH:	39 SQ FT
GARAGE:	581 SQ FT
TOTAL FOOTPRINT AREA UNDER ROOF:	3,762 SQ FT
LOT AREA COVERAGE:	53.74 %

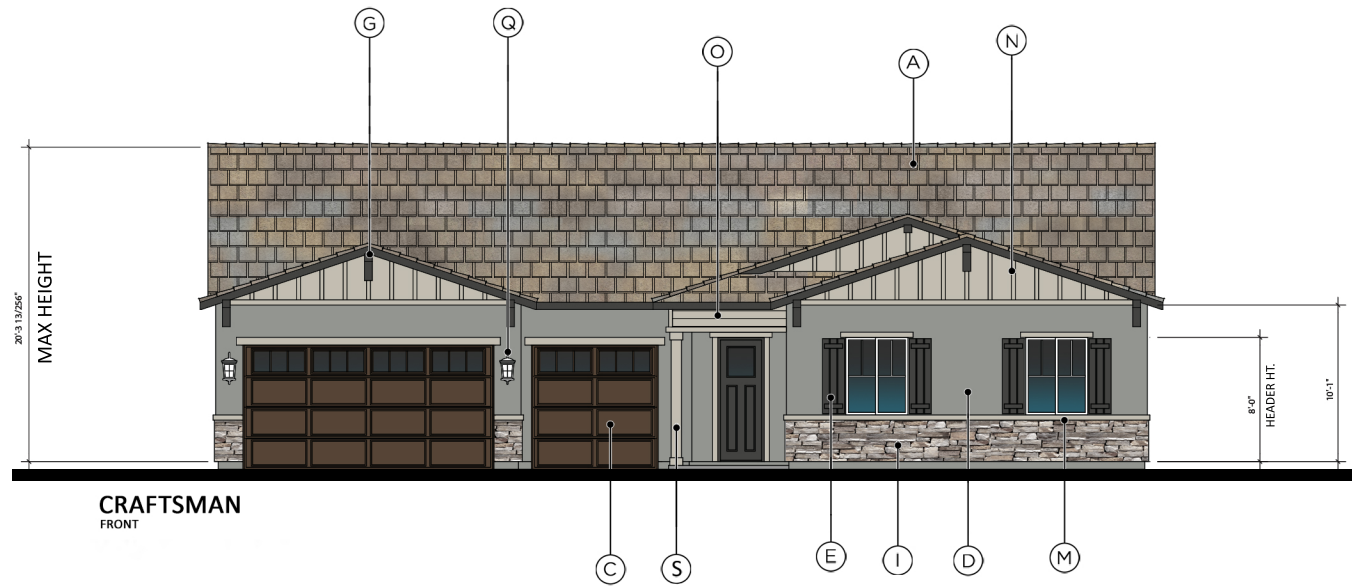
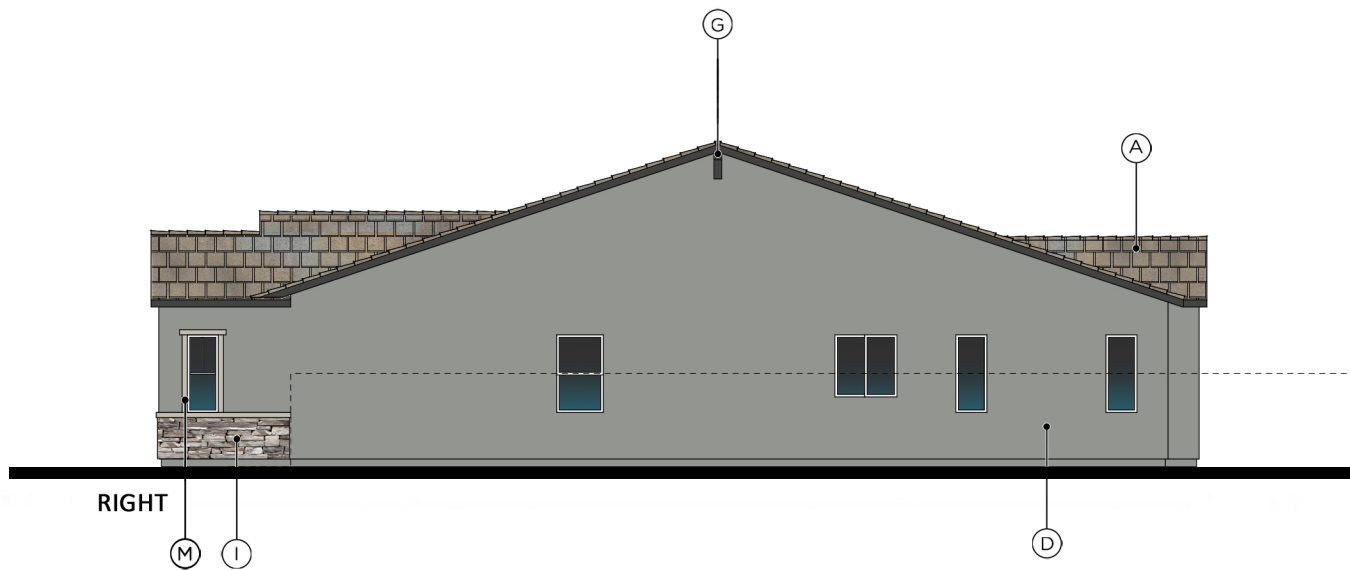
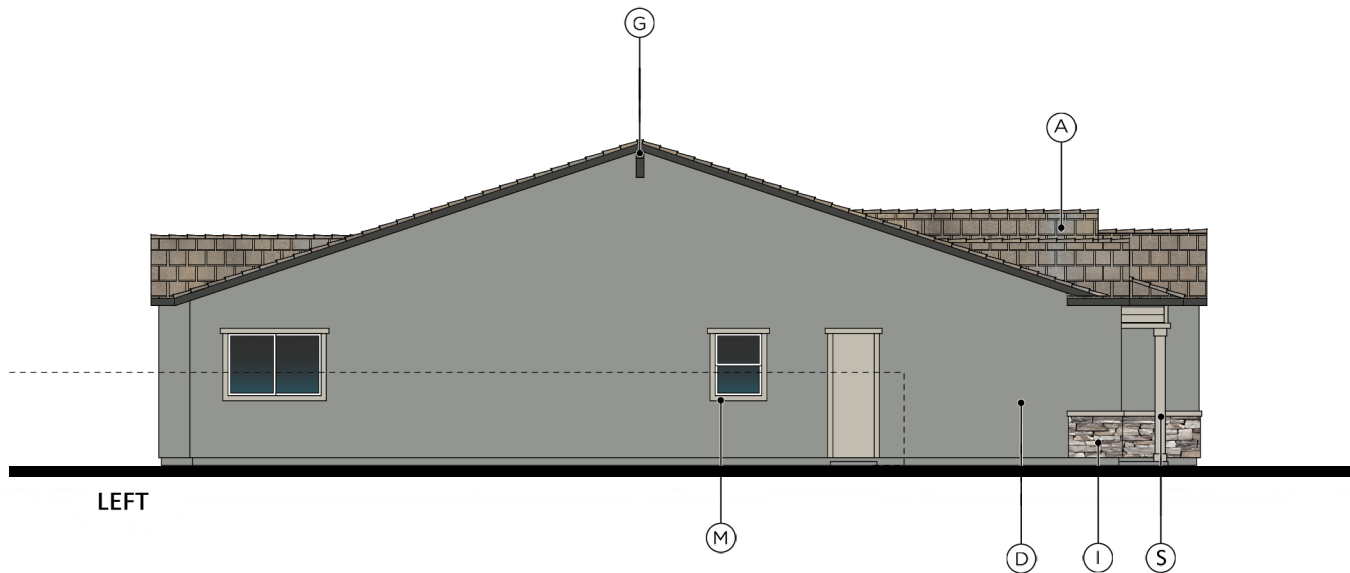
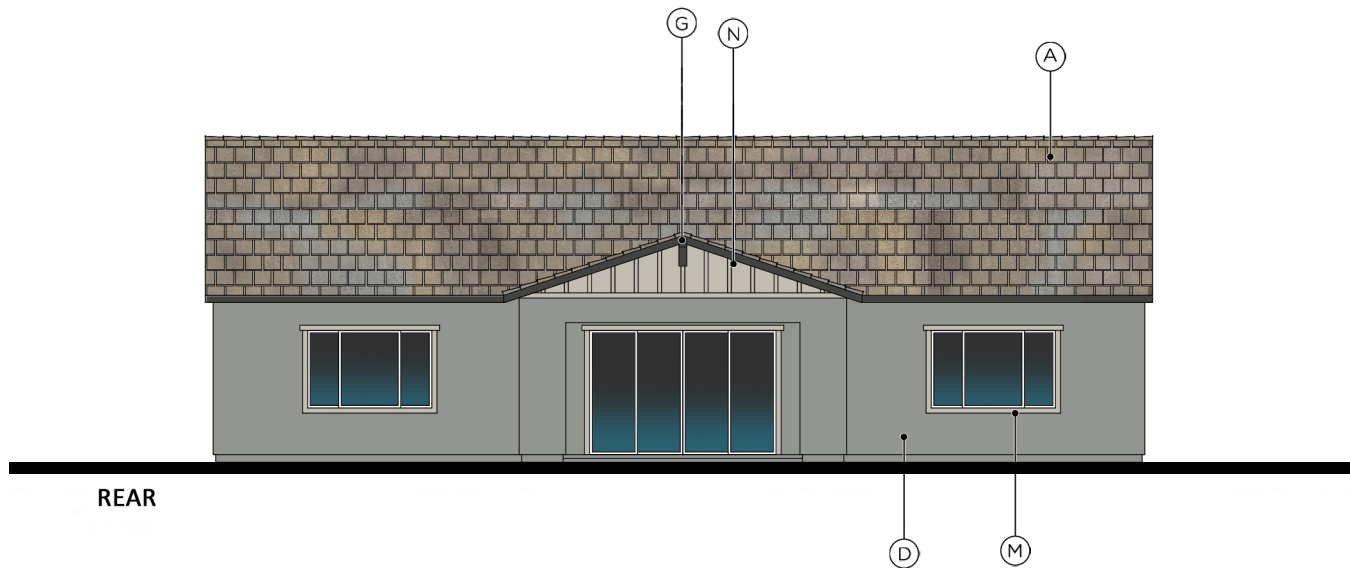
08/07/2020

PLAN 1 - FLOOR PLAN - REFLECTS 'C' ELEVATION

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA

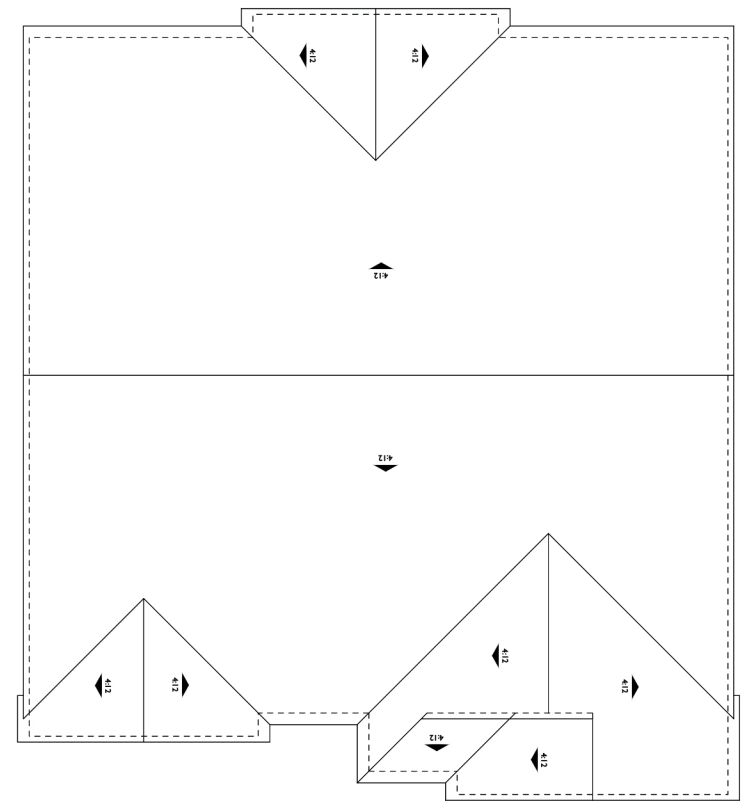


0' 4' 8'
SCALE: 1/4" = 1'-0"



MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- G. DECORATIVE GABLE END DETAIL
- I. STONE VENEER
- M. STUCCO OVER FOAM TRIM
- N. CEMENTITIOUS BOARD AND BATTEN
- O. CEMENTITIOUS HORIZONTAL SIDING
- Q. LIGHT FIXTURE
- S. WOOD POST



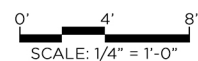
ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



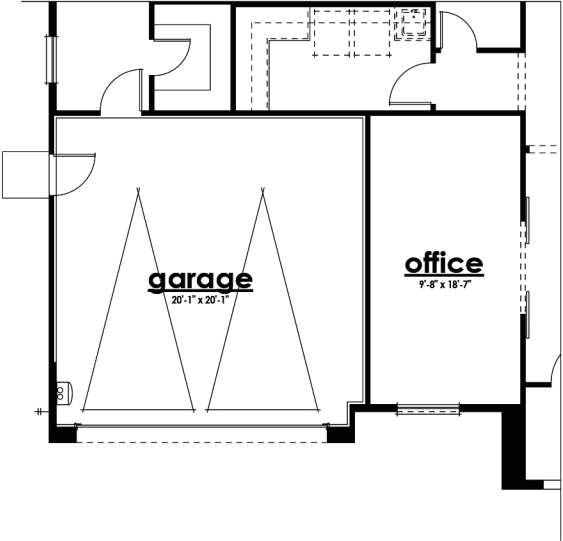
08/07/2020



PLAN 1 - ELEVATION C

**VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



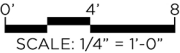
FLOOR AREA TABLE

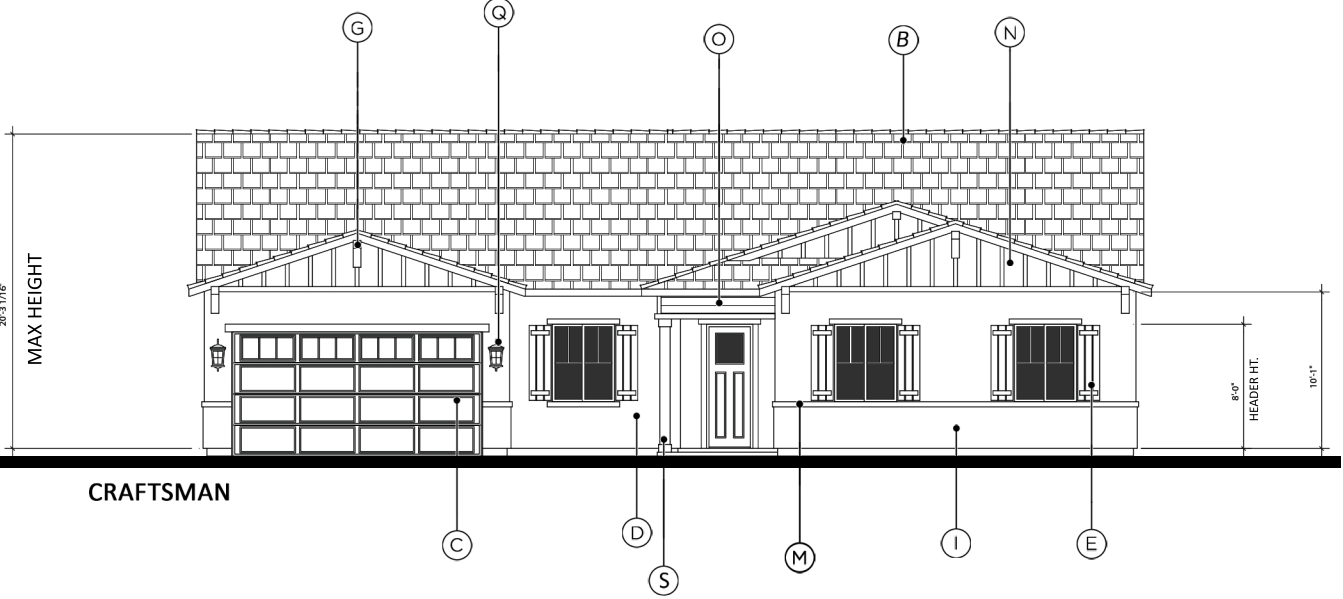
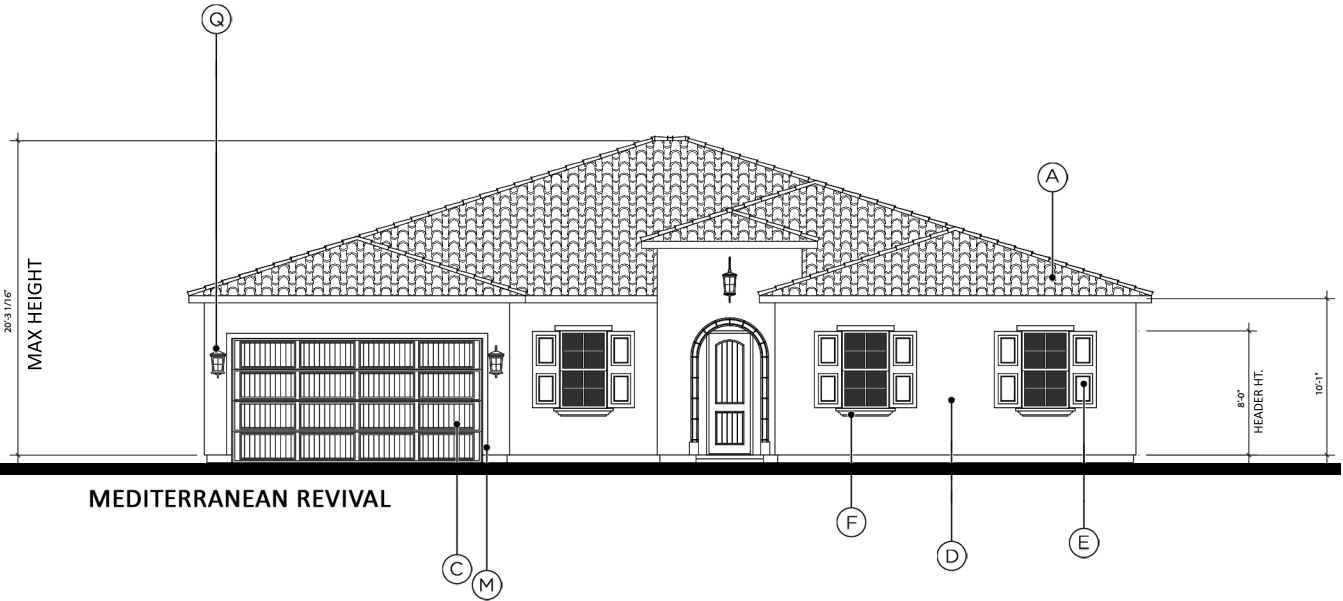
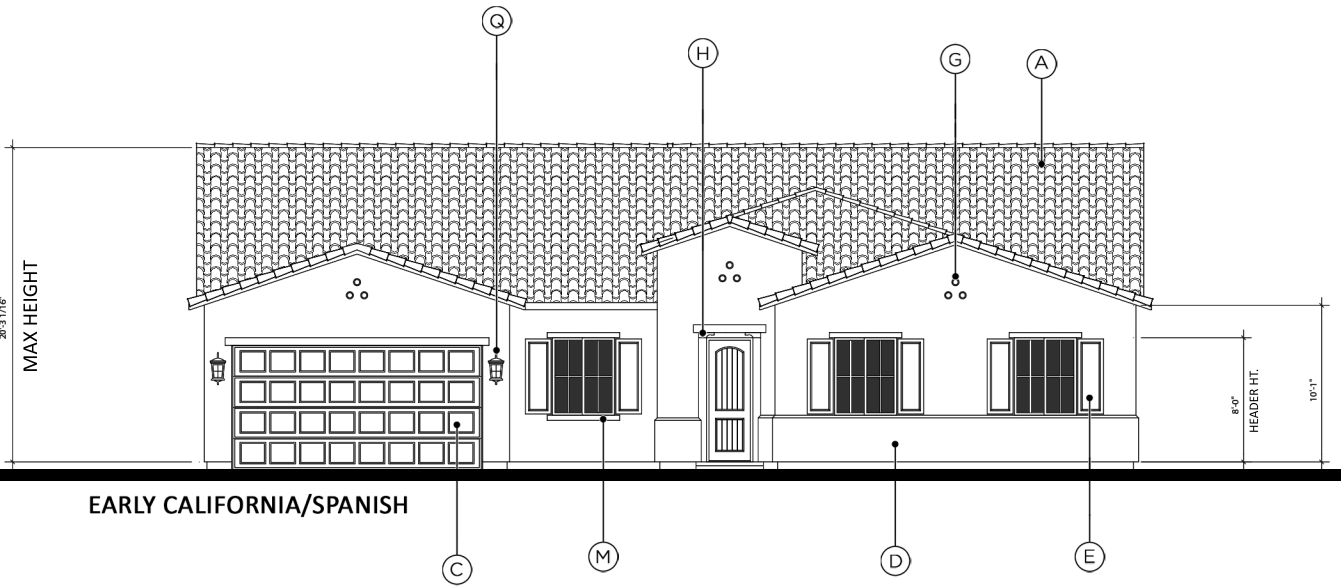
FIRST FLOOR LIVABLE:	3,041 SQ FT
TOTAL LIVABLE:	3,041 SQ FT
OUTDOOR ROOM:	247 SQ FT
SUBTOTAL:	3,288 SQ FT
COVERED PORCH:	39 SQ FT
GARAGE:	391 SQ FT
TOTAL FOOTPRINT AREA	
UNDER ROOF:	3,762 SQ FT
LOT AREA COVERAGE:	53.74 %

08/07/2020

PLAN 1 - FLOOR PLAN - REFLECTS 'OPTIONAL OFFICE' ELEVATION

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA





- MATERIAL LEGEND**
- A. CONCRETE 'S' TILE
 - B. CONCRETE FLAT TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. SHUTTER
 - F. CEMENTITIOUS TRIM
 - G. DECORATIVE GABLE END DETAIL
 - H. SHAPED SUMILATED WOOD GRAIN CORBEL
 - I. STONE VENEER
 - M. STUCCO OVER FOAM TRIM
 - N. CEMENTITIOUS BOARD AND BATTEN
 - O. CEMENTITIOUS HORIZONTAL SIDING
 - Q. LIGHT FIXTURE
 - S. WOOD POST

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.

NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.

NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

PLAN 1 - OPTIONAL OFFICE ELEVATIONS

VILLAGE 6A | ELAN AT TRACY HILLS

TRACY, CALIFORNIA

08/07/2020

0' 4' 8'

SCALE: 1/4" = 1'-0"



THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



Elevation A
Early California/Spanish



Elevation B
Mediterranean Revival



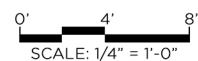
Elevation C
Craftsman

PLAN 2 - FRONT ELEVATIONS

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA



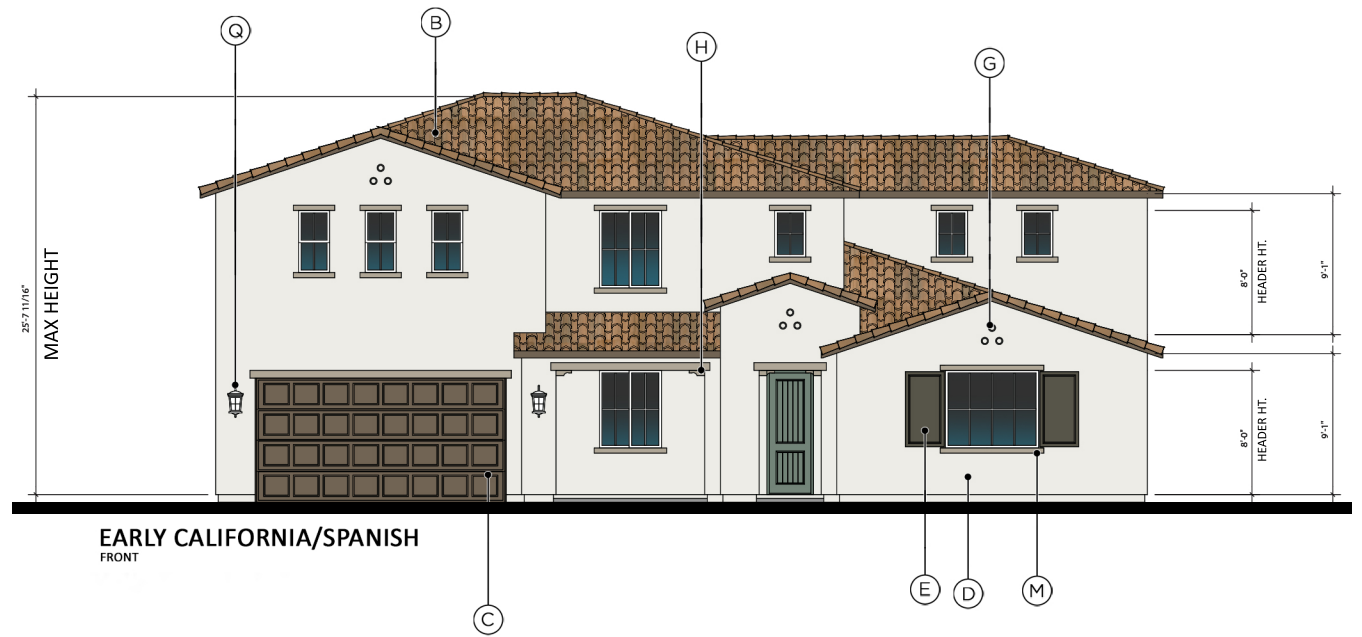
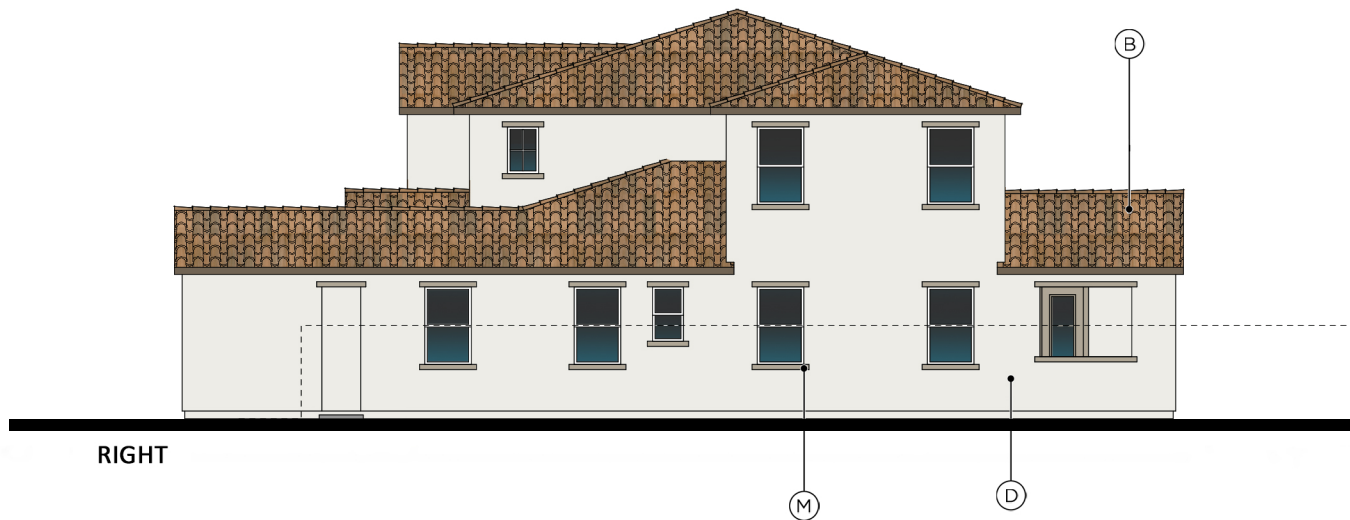
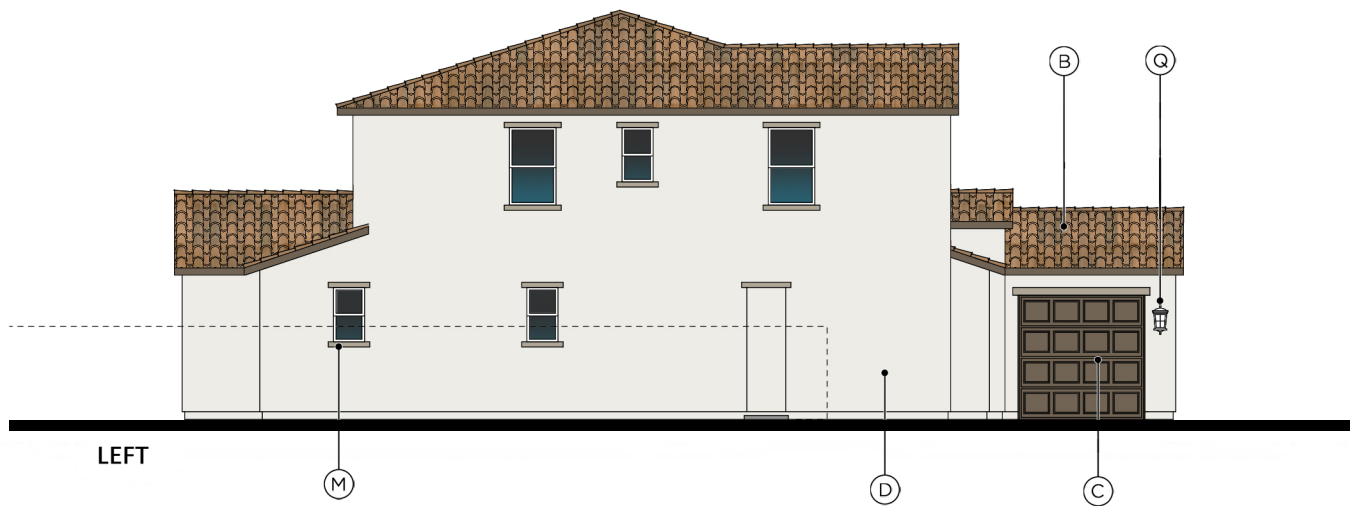
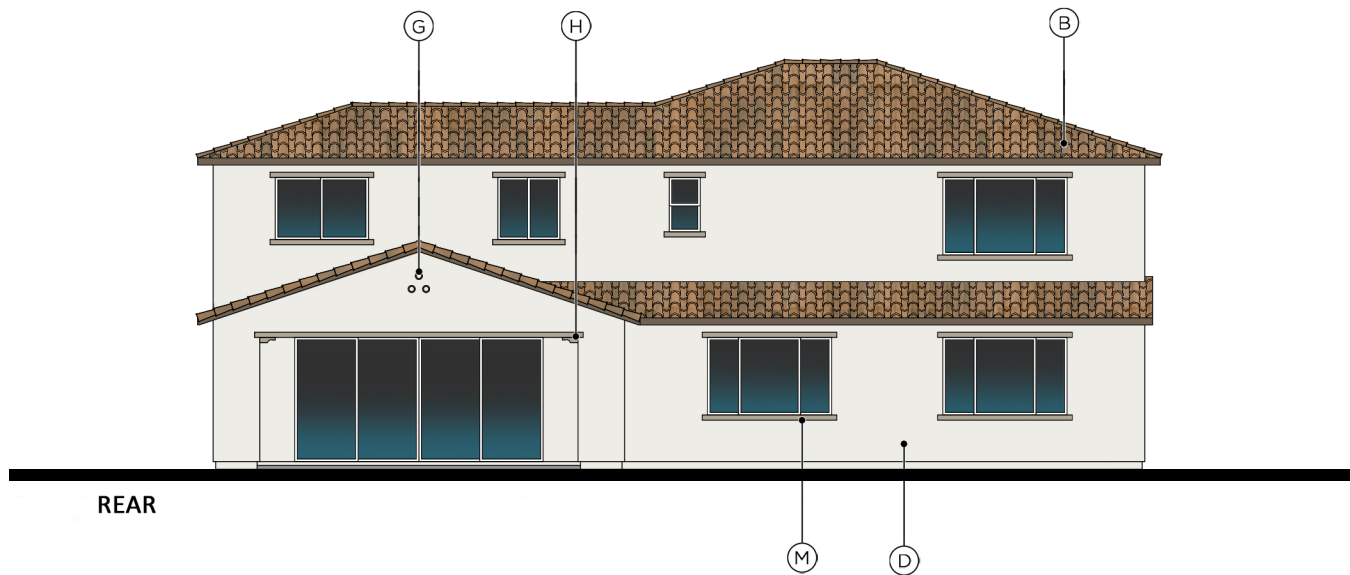
08/07/2020



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

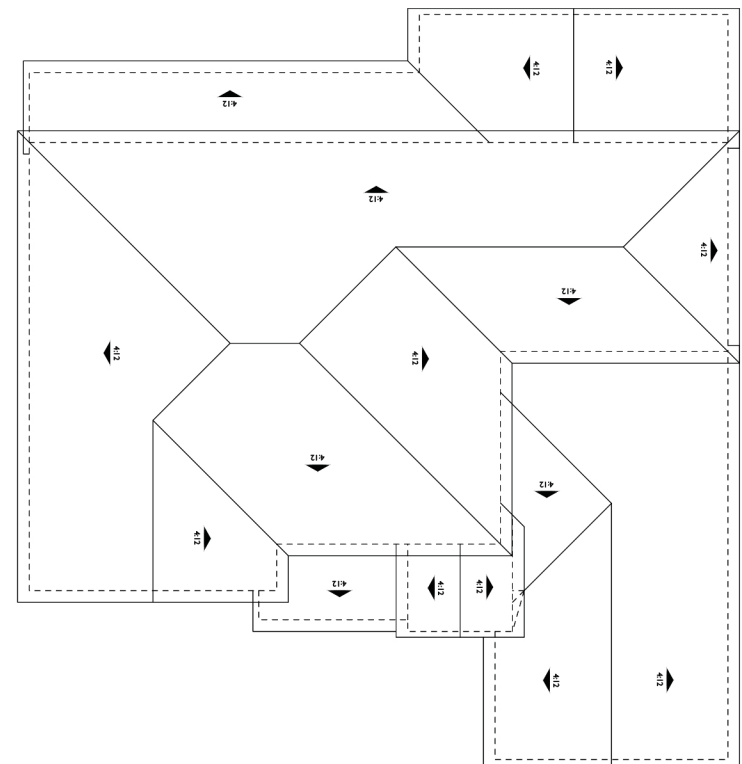
Note: Artist's conception; colors, materials and application may vary.





MATERIAL LEGEND

- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- G. DECORATIVE GABLE END DETAIL
- H. SHAPED SIMULATED WOOD GRAIN CORBEL
- M. STUCCO OVER FOAM TRIM
- Q. LIGHT FIXTURE



ROOF PLAN
ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



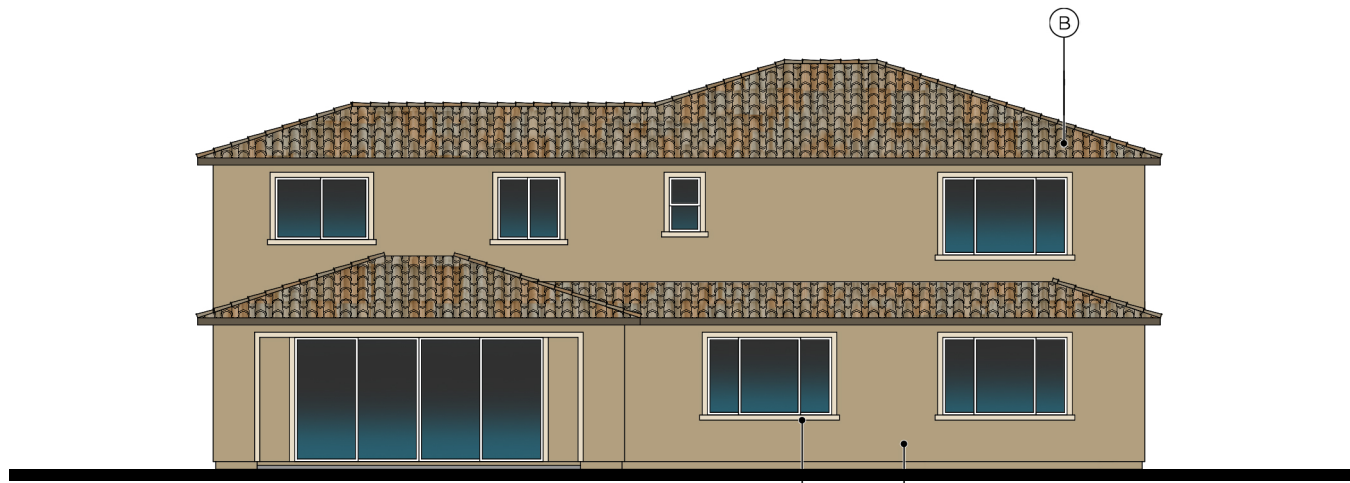
08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

PLAN 2 - ELEVATION A
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA





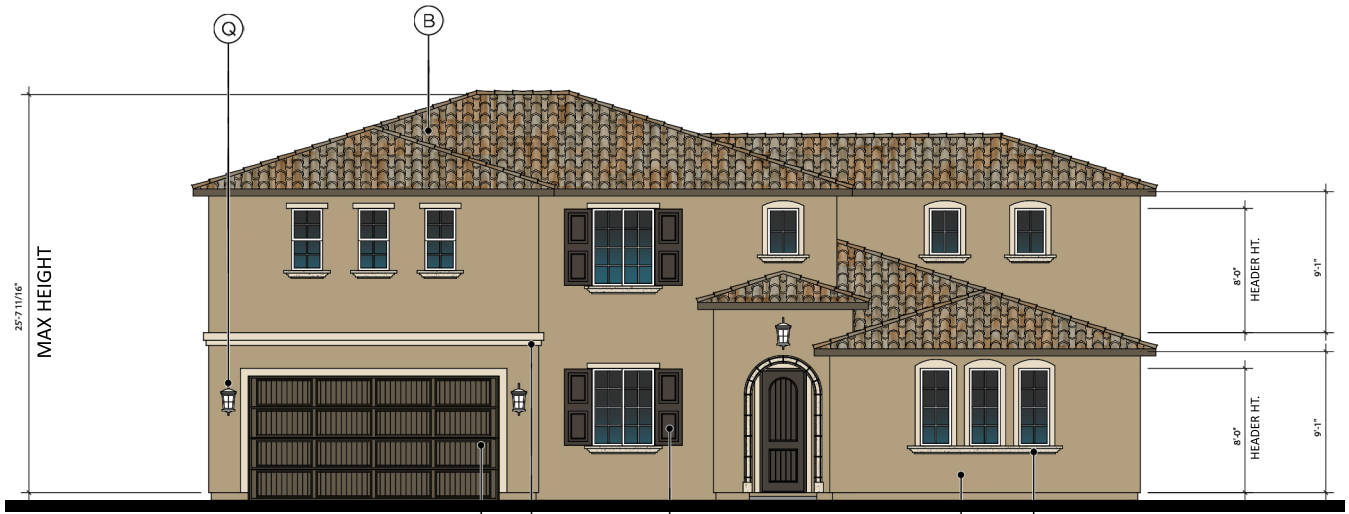
REAR



LEFT



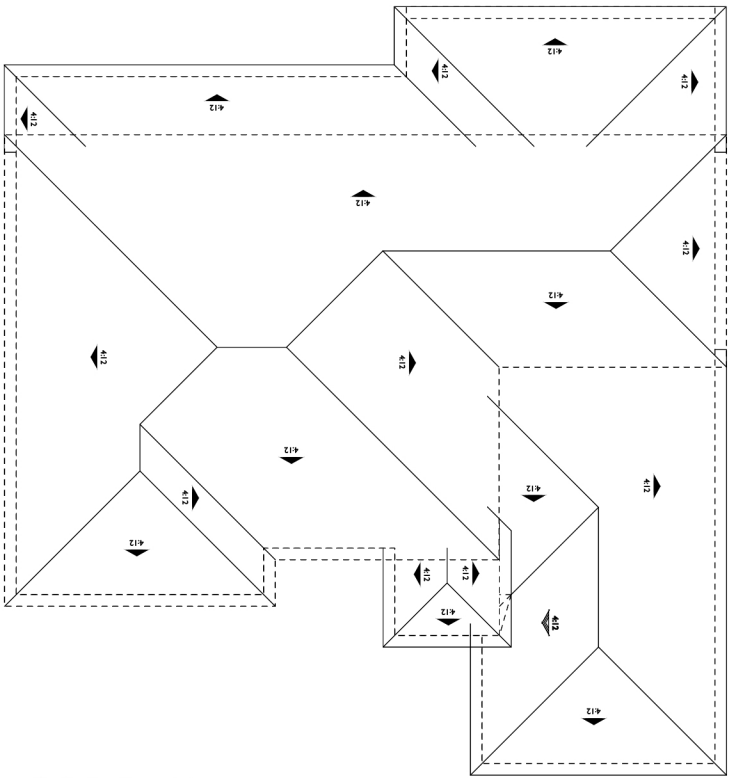
RIGHT



MEDITERRANEAN REVIVAL
FRONT

MATERIAL LEGEND

- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- L. CEMENTITIOUS TRIM
- M. STUCCO OVER FOAM TRIM
- Q. LIGHT FIXTURE



ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



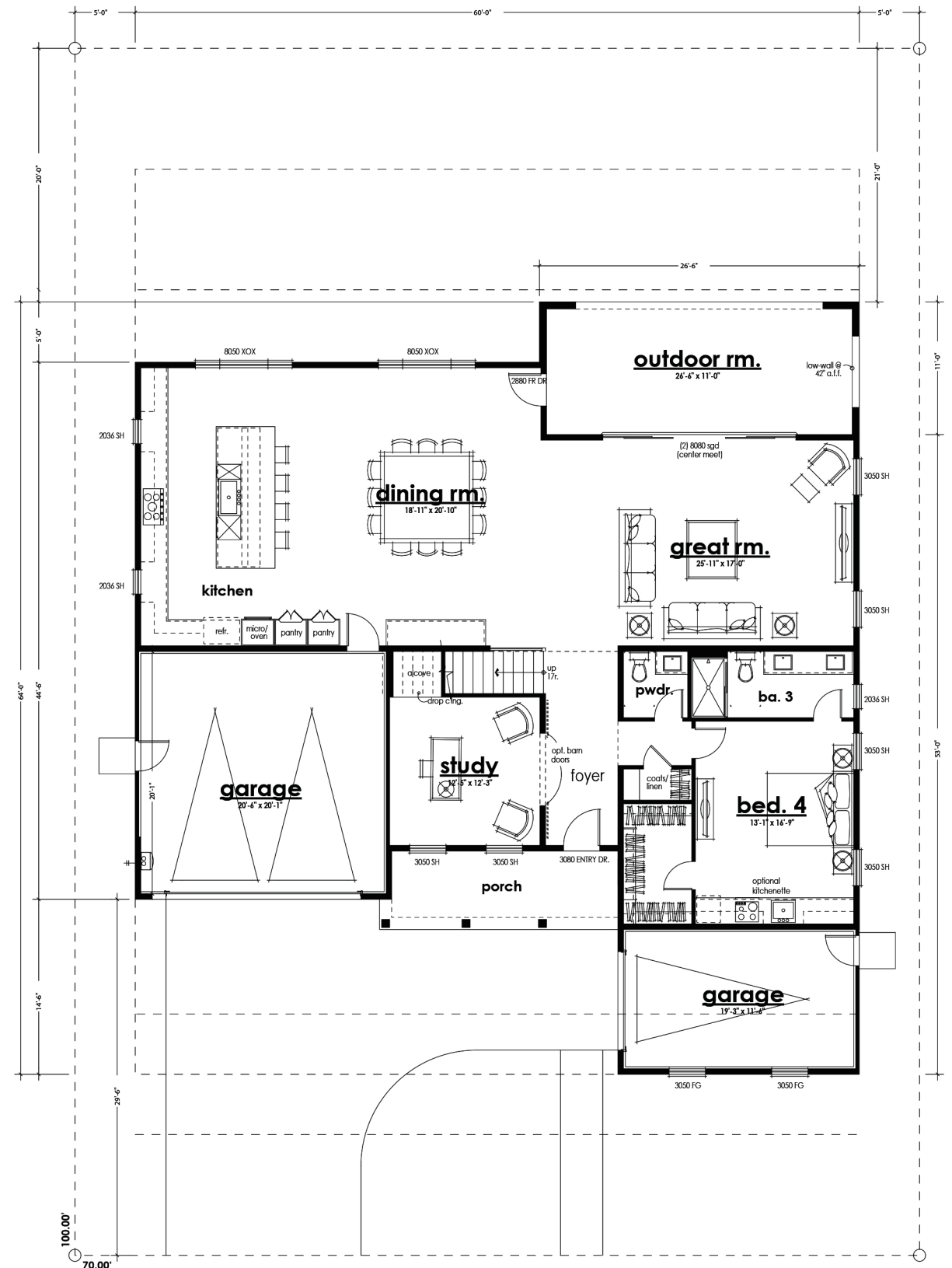
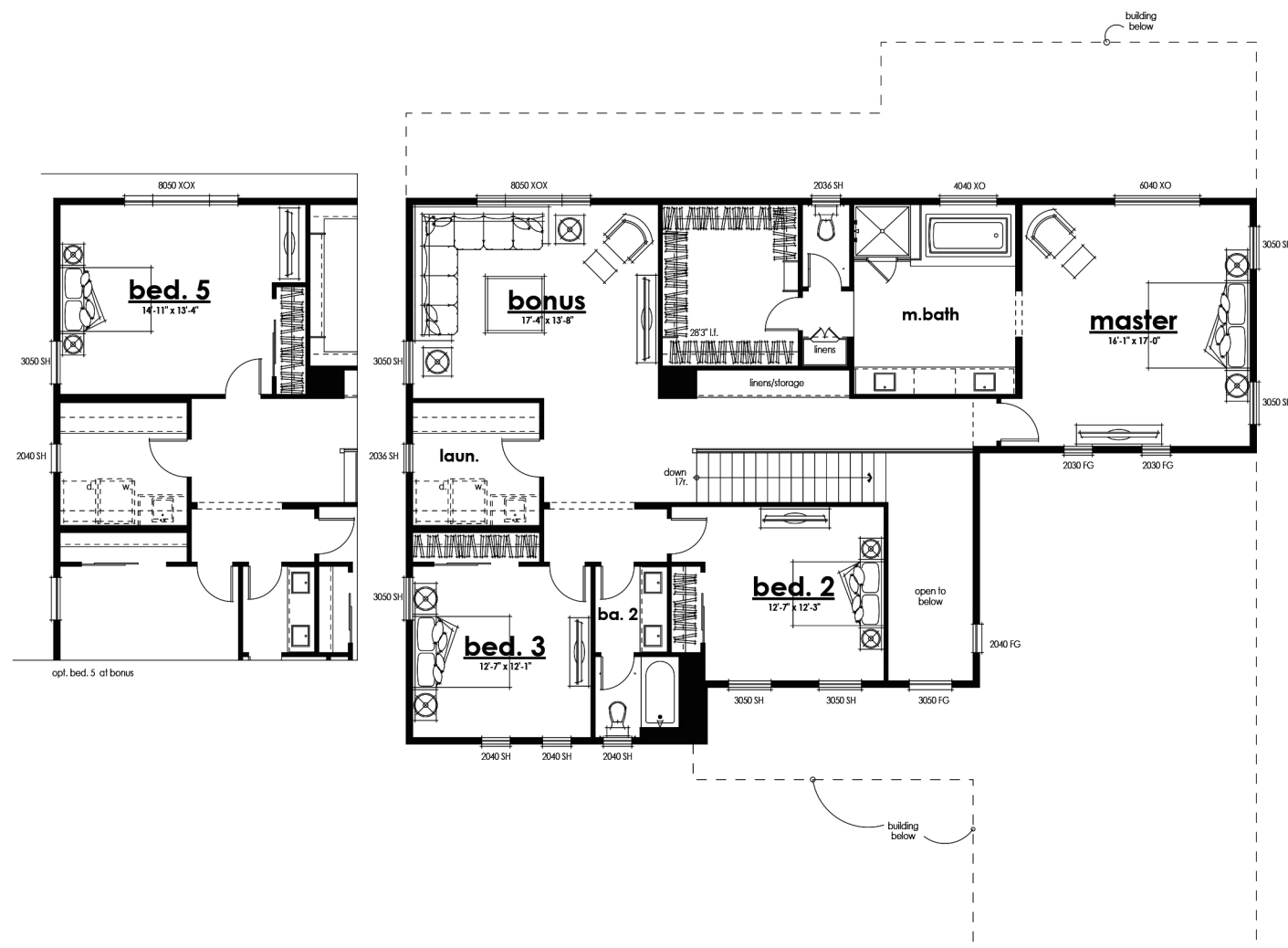
08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN 2 - ELEVATION B

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



FLOOR AREA TABLE

FIRST FLOOR LIVABLE:	2,060 SQ. FT.
SECOND FLOOR LIVABLE:	1,678 SQ. FT.
TOTAL LIVABLE:	3,738 SQ. FT.
OUTDOOR ROOM:	277 SQ. FT.
SUBTOTAL:	4,015 SQ. FT.
COVERED PORCH:	119 SQ. FT.
GARAGE:	555 SQ. FT.
TOTAL FOOTPRINT AREA UNDER ROOF:	3,141 SQ. FT.
LOT AREA COVERAGE:	44.87 %

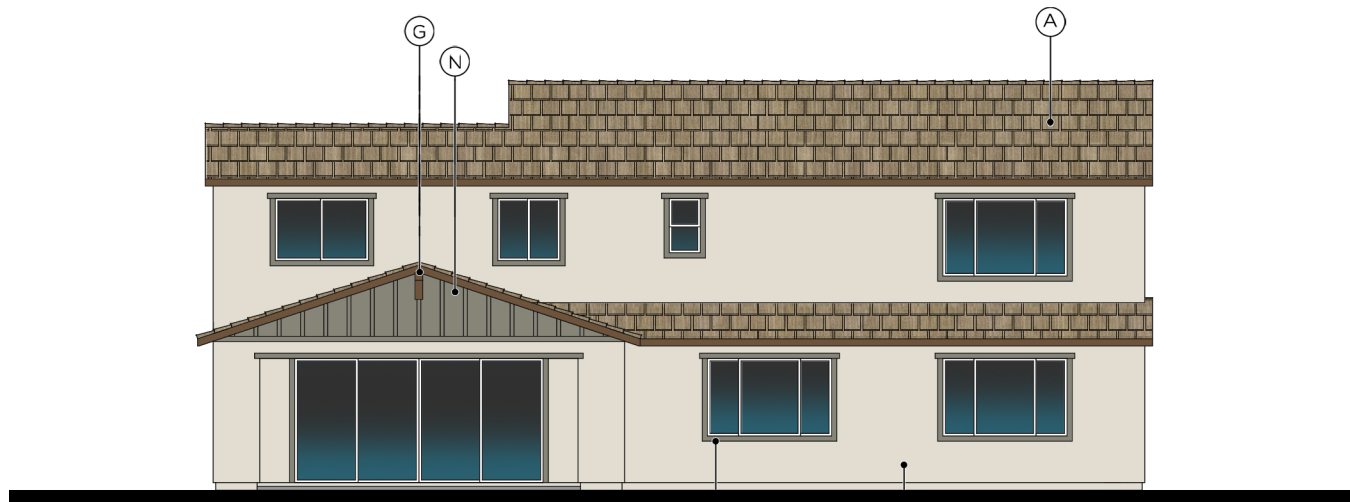
08/07/2020

PLAN 2 - FLOOR PLAN - REFLECTS 'C' ELEVATION

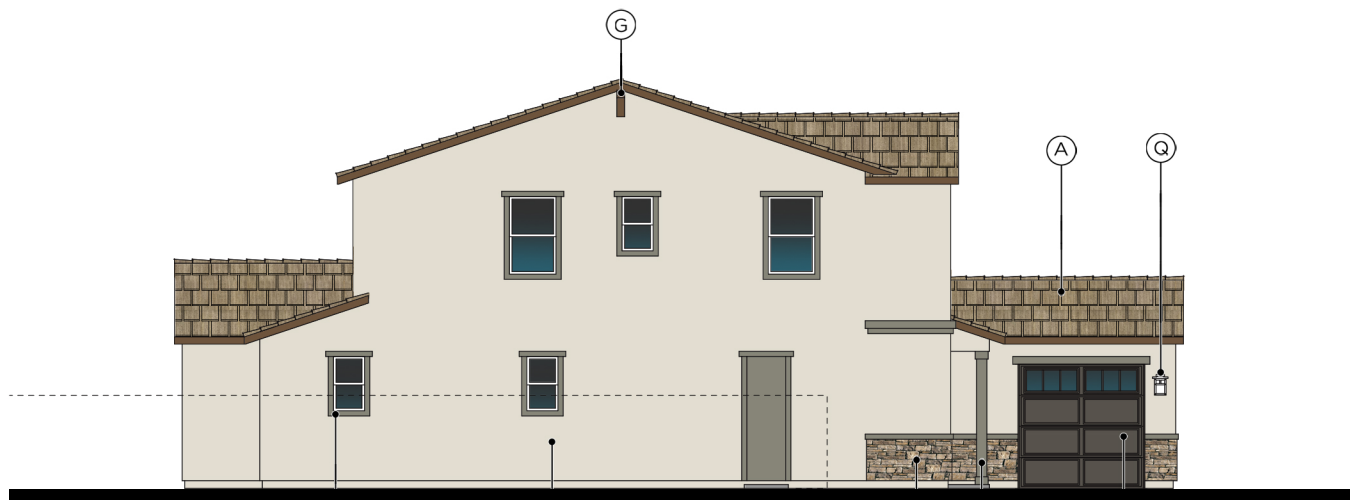
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA



0" 4" 8"
SCALE: 1/4" = 1'-0"



REAR



LEFT



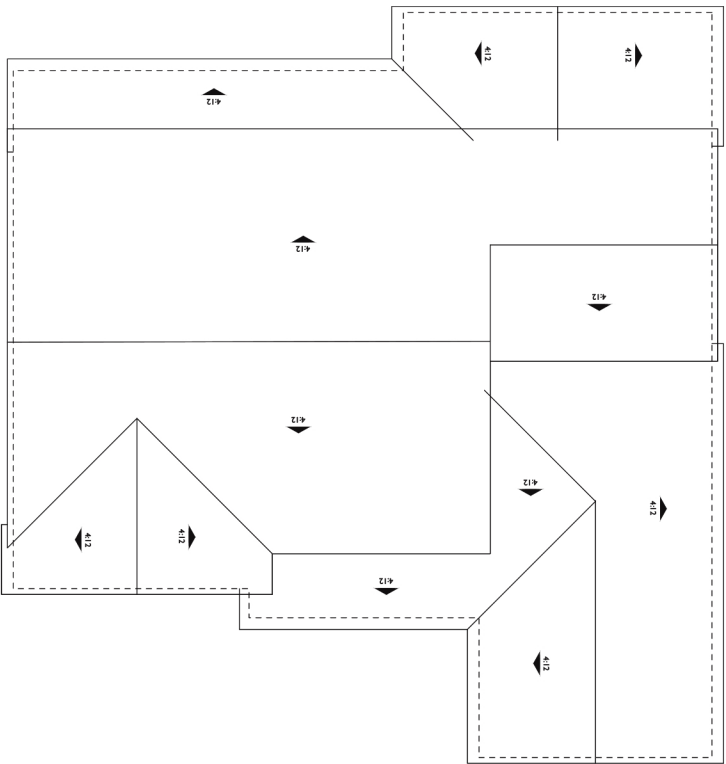
RIGHT



CRAFTSMAN
FRONT

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- G. DECORATIVE GABLE END DETAIL
- I. STONE VENEER
- M. STUCCO OVER FOAM TRIM
- N. CEMENTITIOUS BOARD AND BATTEN
- Q. LIGHT FIXTURE
- S. WOOD POST



ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN 2 - ELEVATION C

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



Elevation A
Early California/Spanish



Elevation B
Mediterranean Revival



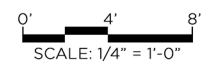
Elevation C
Craftsman

PLAN 3 - FRONT ELEVATIONS

**VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA**

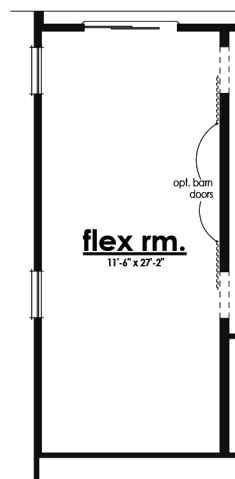
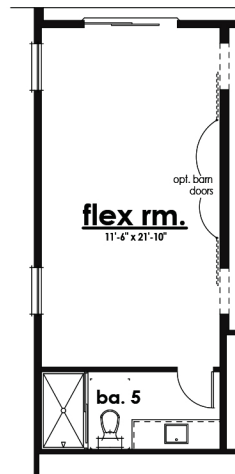
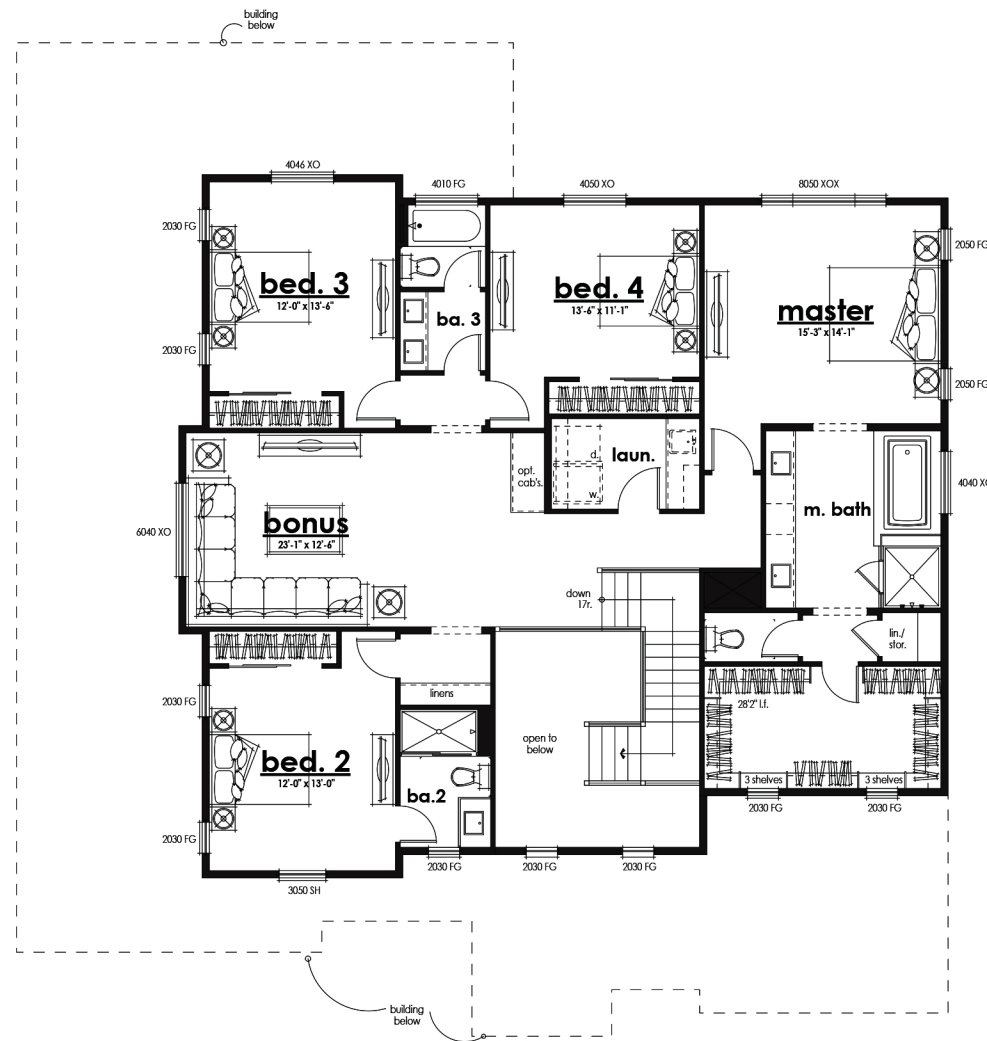


08/07/2020



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

Note: Artist's conception; colors, materials and application may vary.



FLOOR AREA TABLE

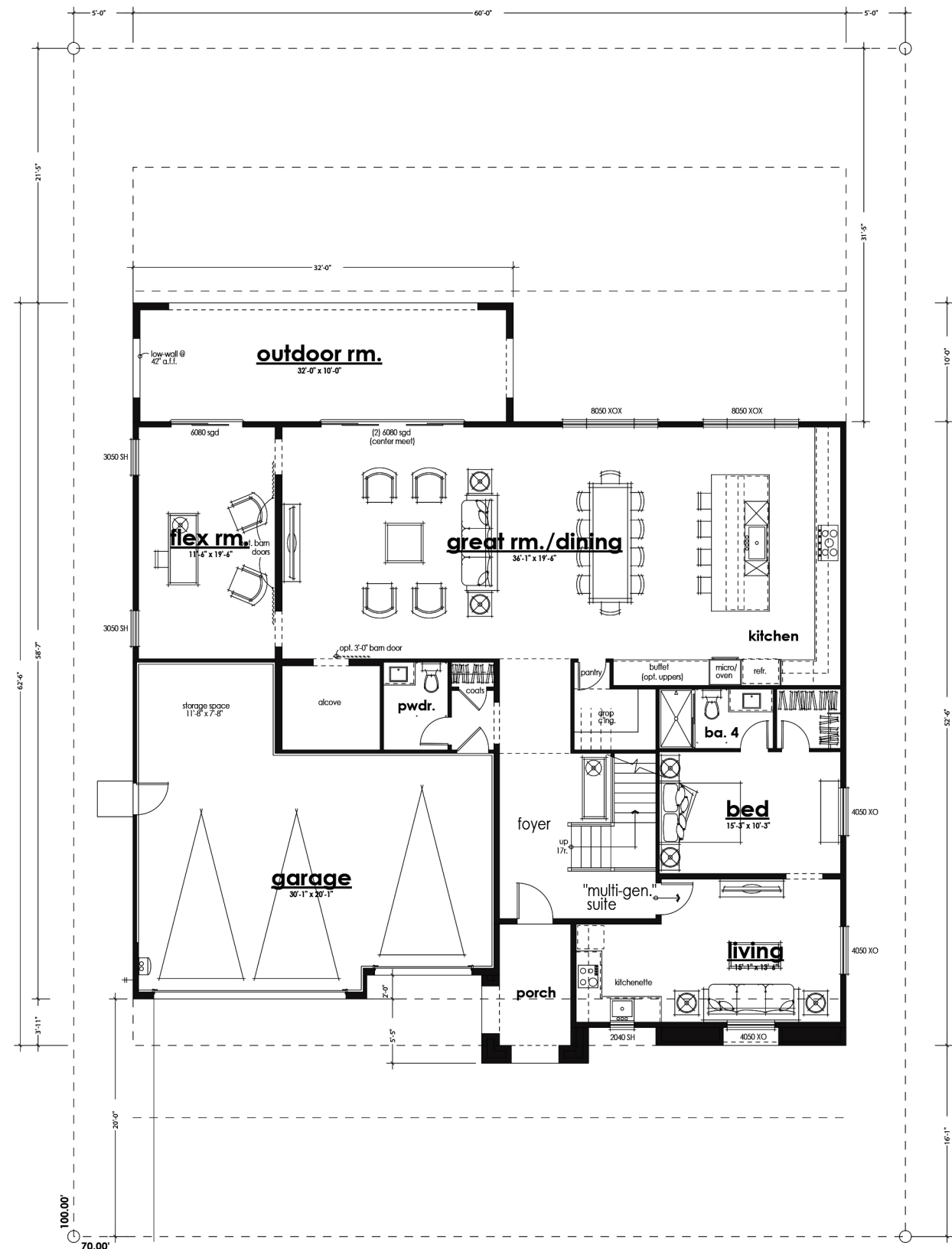
FIRST FLOOR LIVABLE:	2,211 SQ. FT
SECOND FLOOR LIVABLE:	1,816 SQ. FT
TOTAL LIVABLE:	4,027 SQ. FT
OUTDOOR ROOM:	320 SQ. FT
SUBTOTAL:	4,308 SQ. FT
COVERED PORCH:	86 SQ. FT
GARAGE:	699 SQ. FT
TOTAL FOOTPRINT AREA UNDER ROOF:	3,340 SQ. FT
LOT AREA COVERAGE:	47.71 %

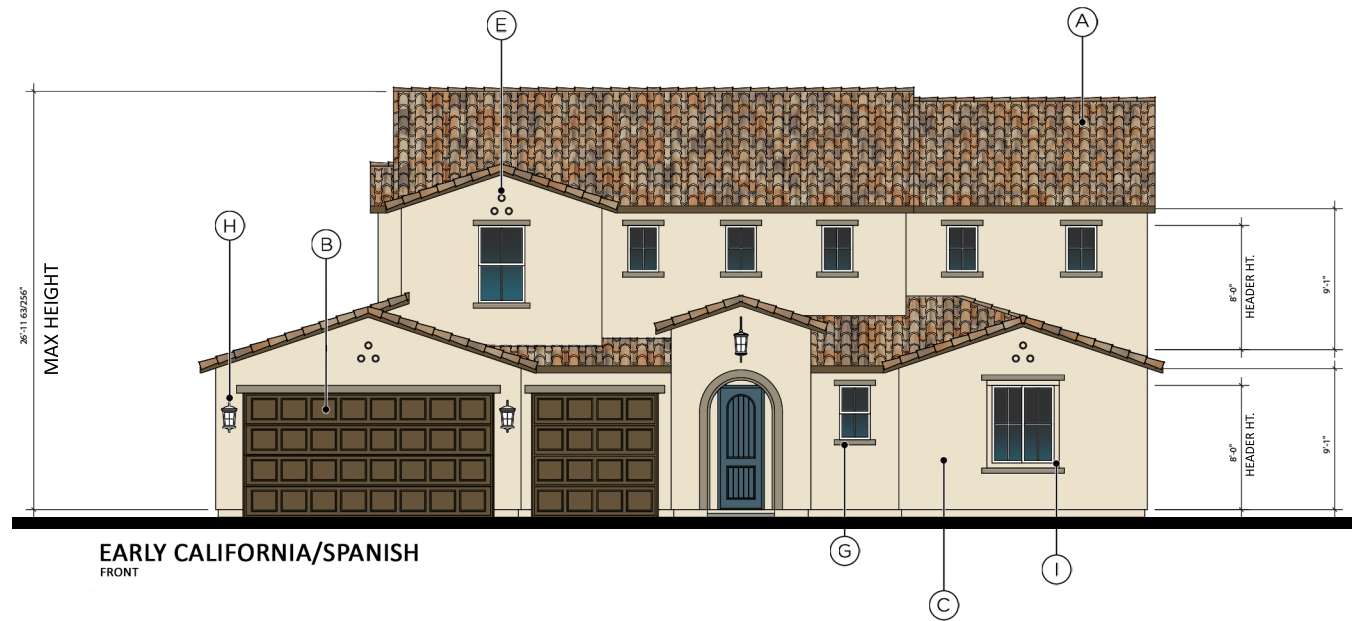
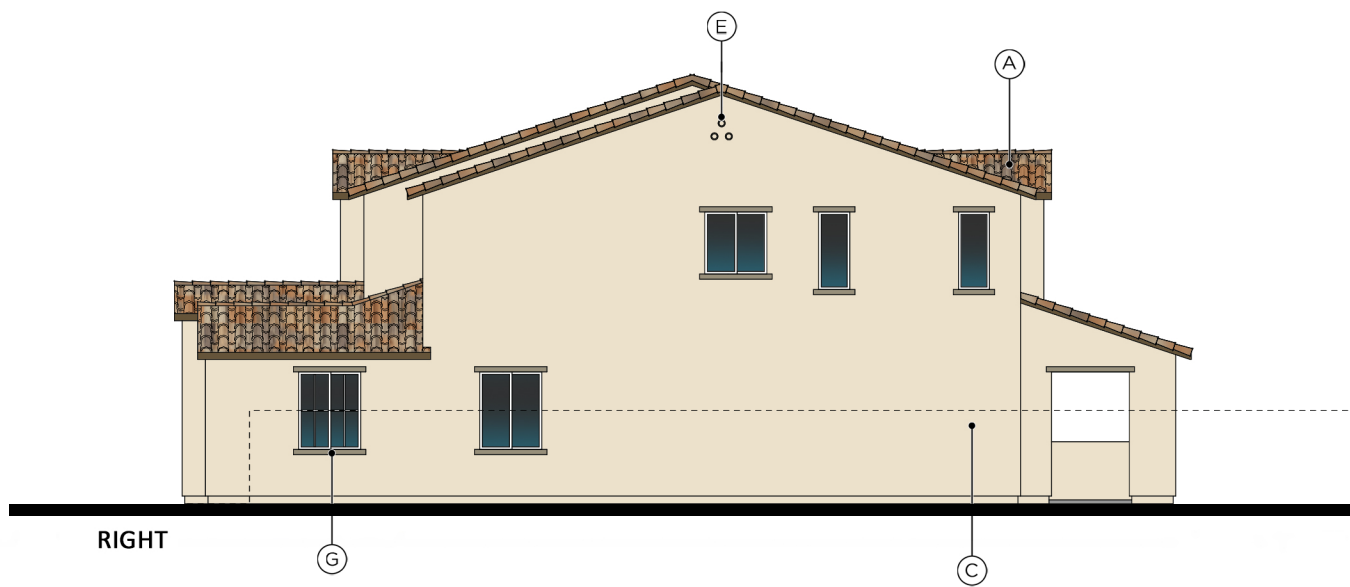
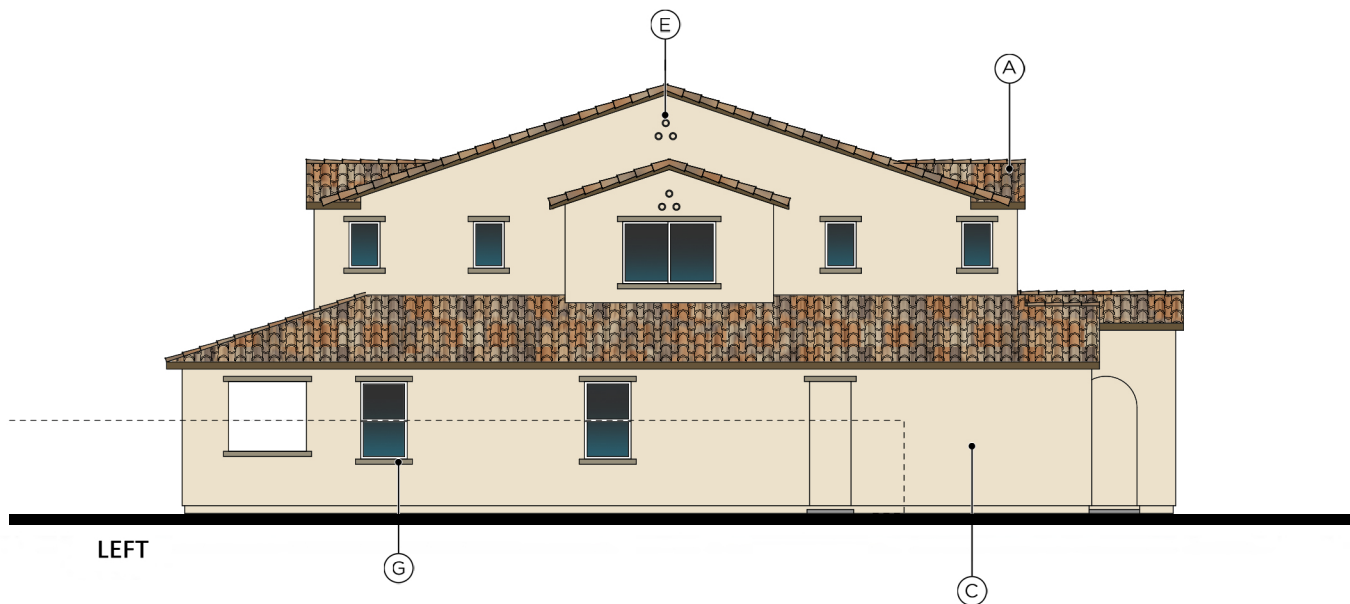
08/07/2020

0" 4" 8"
 SCALE: 1/4" = 1'-0"

PLAN 3 - FLOOR PLAN - REFLECTS 'A' ELEVATION

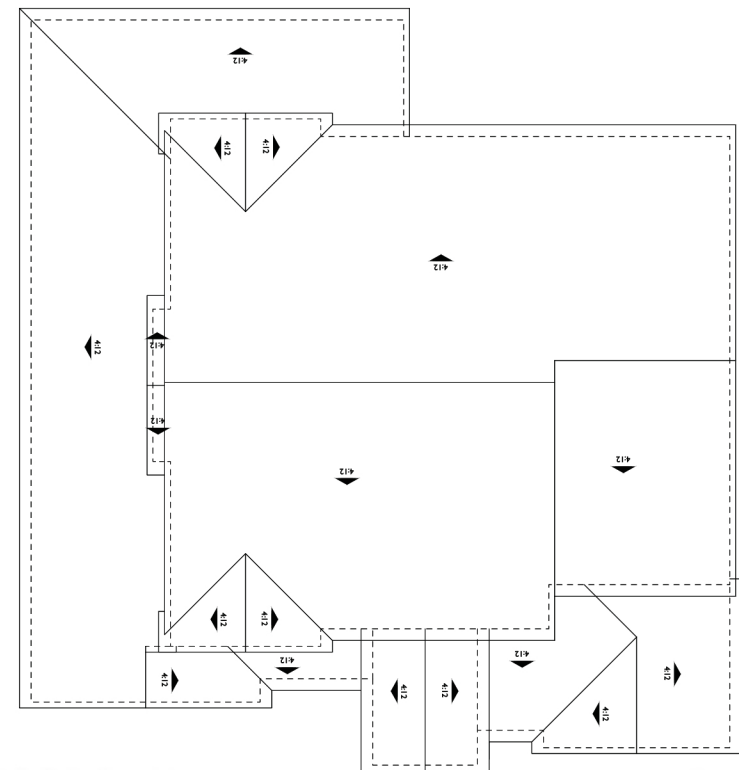
VILLAGE 6A | ELAN AT TRACY HILLS
 TRACY, CALIFORNIA





MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. SHUTTER
- E. DECORATIVE GABLE END DETAIL
- F. SHAPED SIMULATED WOOD GRAIN CORBEL
- G. STUCCO OVER FOAM TRIM
- H. LIGHT FIXTURE
- I. RECESS WINDOW



ROOF PLAN
ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

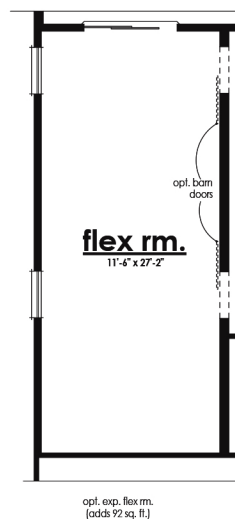
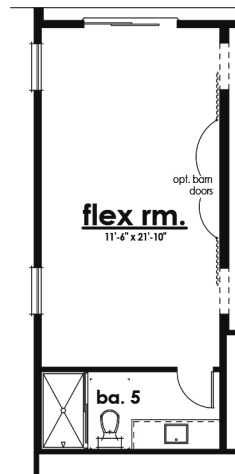
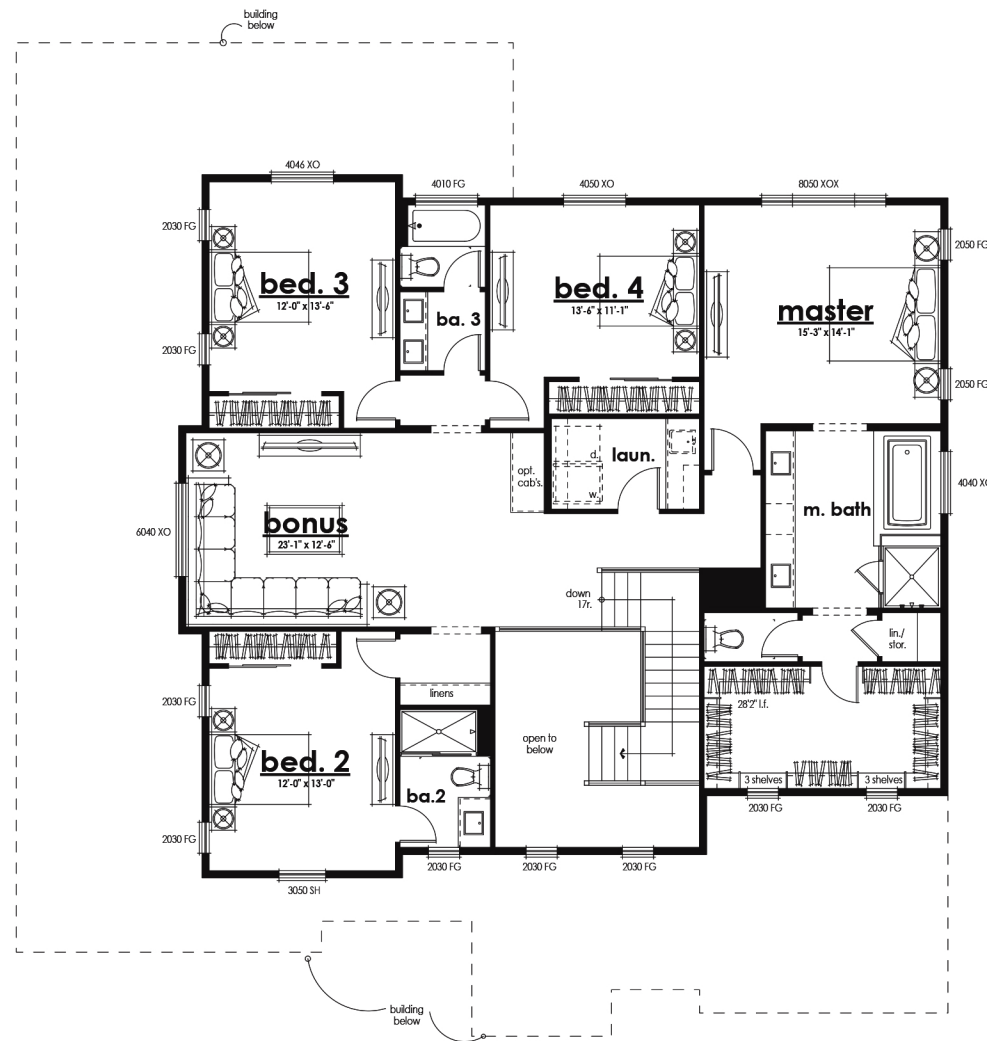


08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

PLAN 3 - ELEVATION A
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA



FLOOR AREA TABLE

FIRST FLOOR LIVABLE:	2,211 SQ. FT
SECOND FLOOR LIVABLE:	1,816 SQ. FT
TOTAL LIVABLE:	4,027 SQ. FT
OUTDOOR ROOM:	320 SQ. FT
SUBTOTAL:	4,308 SQ. FT
COVERED PORCH:	86 SQ. FT
GARAGE:	699 SQ. FT
TOTAL FOOTPRINT AREA UNDER ROOF:	3,340 SQ. FT
LOT AREA COVERAGE:	47.71 %

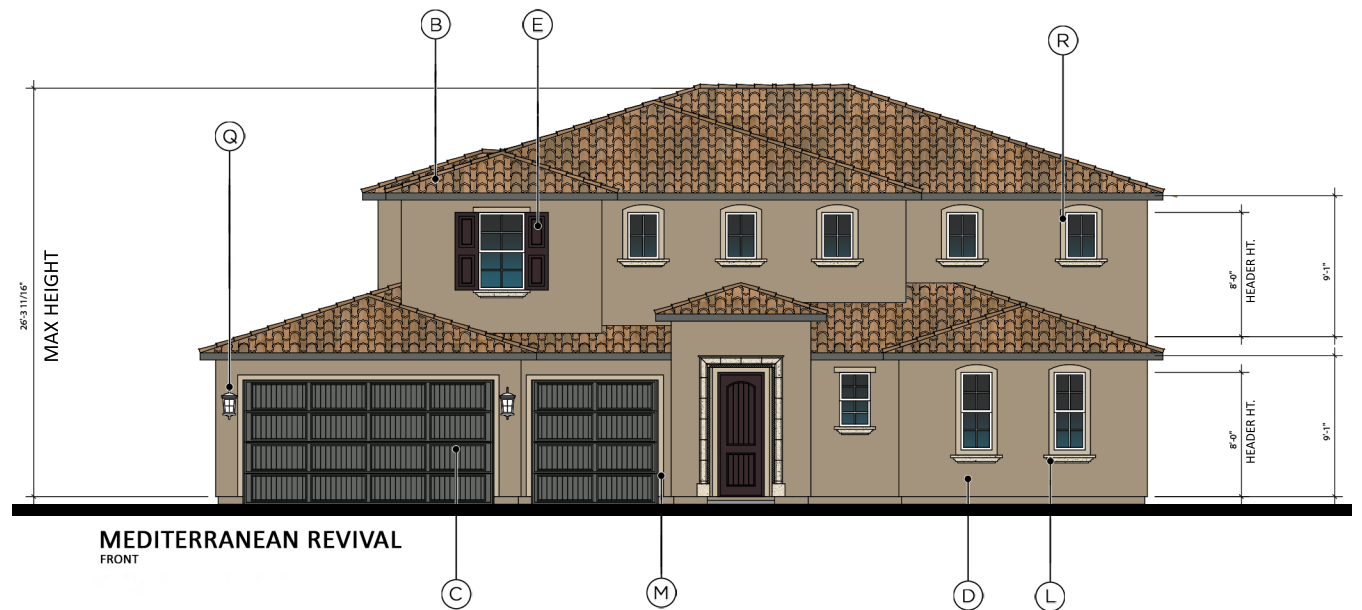
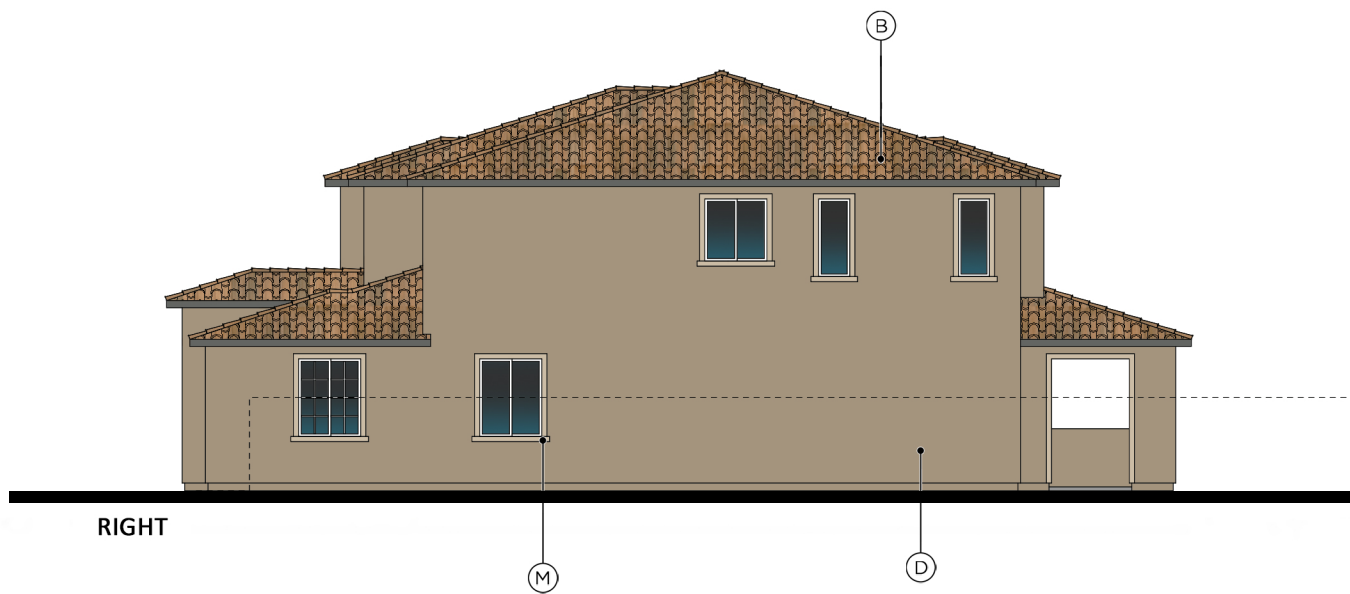
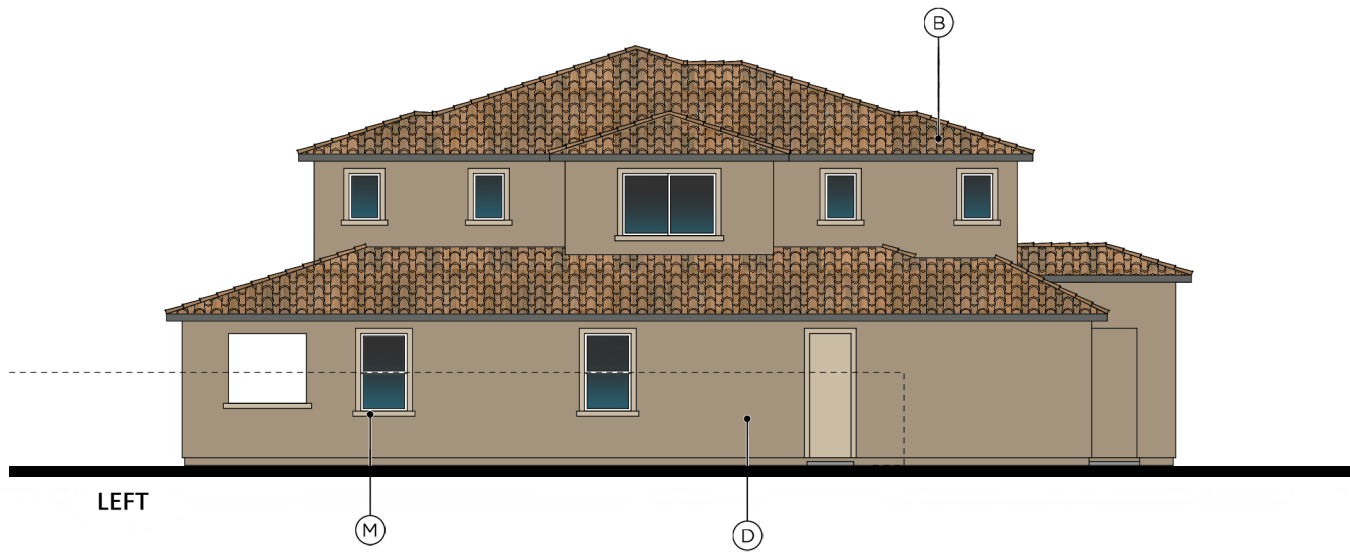
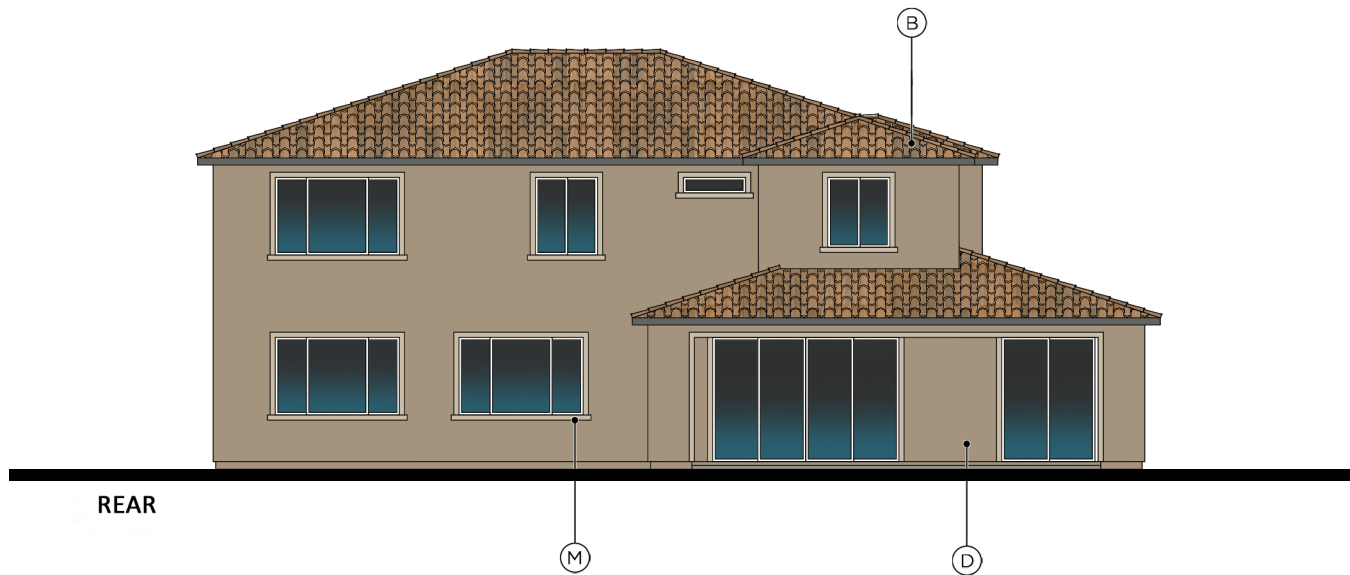
08/07/2020

0" 4" 8"
 SCALE: 1/4" = 1'-0"

PLAN 3 - FLOOR PLAN - REFLECTS 'B' ELEVATION

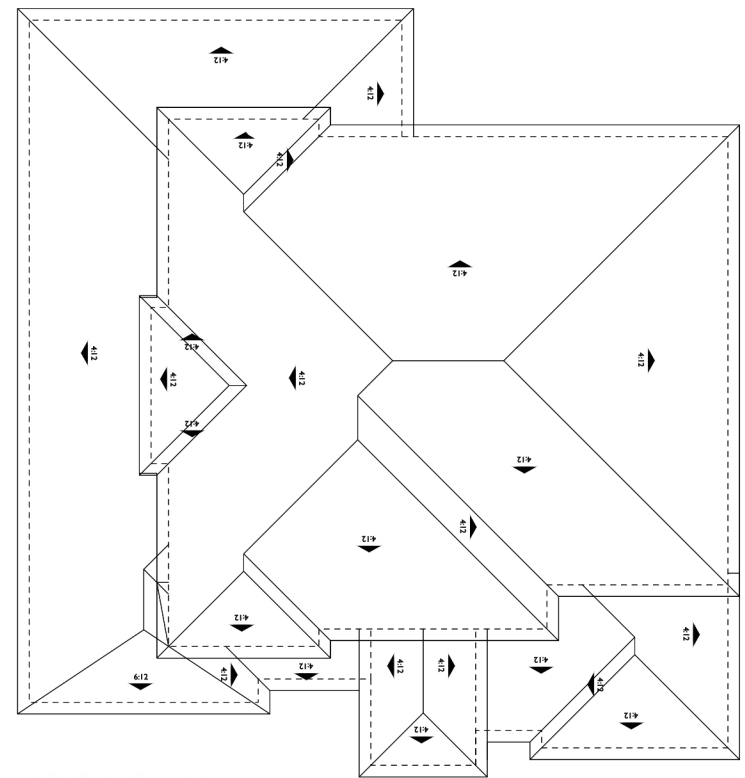
VILLAGE 6A | ELAN AT TRACY HILLS
 TRACY, CALIFORNIA





MATERIAL LEGEND

- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- L. CEMENTITIOUS TRIM
- M. STUCCO OVER FOAM TRIM
- Q. LIGHT FIXTURE
- R. RECESS WINDOW

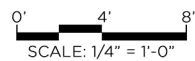


ROOF PLAN
ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH WILDLAND URBAN INTERFACE BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

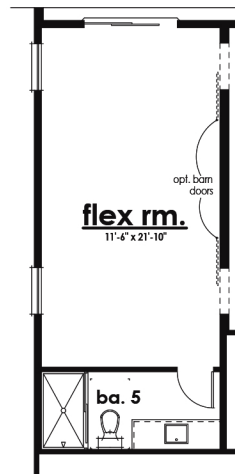
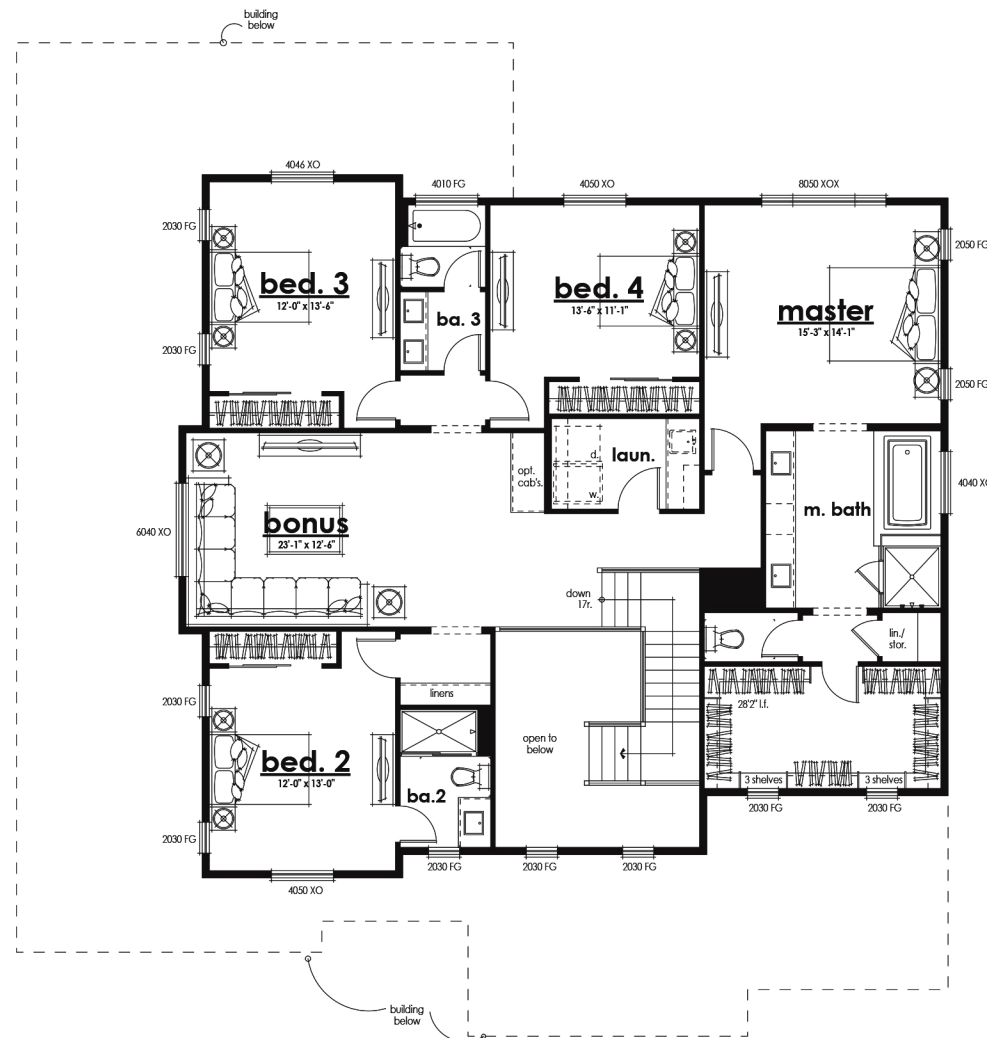


08/07/2020



THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.

PLAN 3 - ELEVATION B
VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA



FLOOR AREA TABLE

FIRST FLOOR LIVABLE:	2,211 SQ. FT.
SECOND FLOOR LIVABLE:	1,816 SQ. FT.
TOTAL LIVABLE:	4,027 SQ. FT.
OUTDOOR ROOM:	320 SQ. FT.
SUBTOTAL:	4,308 SQ. FT.
COVERED PORCH:	113 SQ. FT.
GARAGE:	699 SQ. FT.
TOTAL FOOTPRINT AREA UNDER ROOF:	3,345 SQ. FT.
LOT AREA COVERAGE:	47.79 %

08/07/2020

0" 4" 8"
 SCALE: 1/4" = 1'-0"

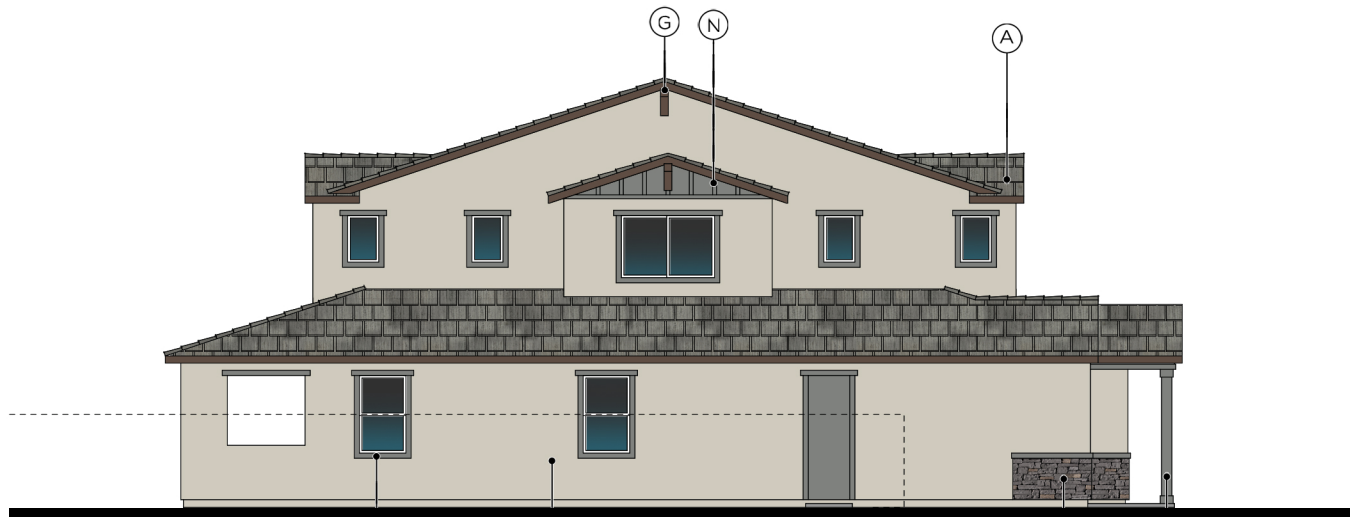
PLAN 3 - FLOOR PLAN - REFLECTS 'C' ELEVATION

VILLAGE 6A | ELAN AT TRACY HILLS
 TRACY, CALIFORNIA

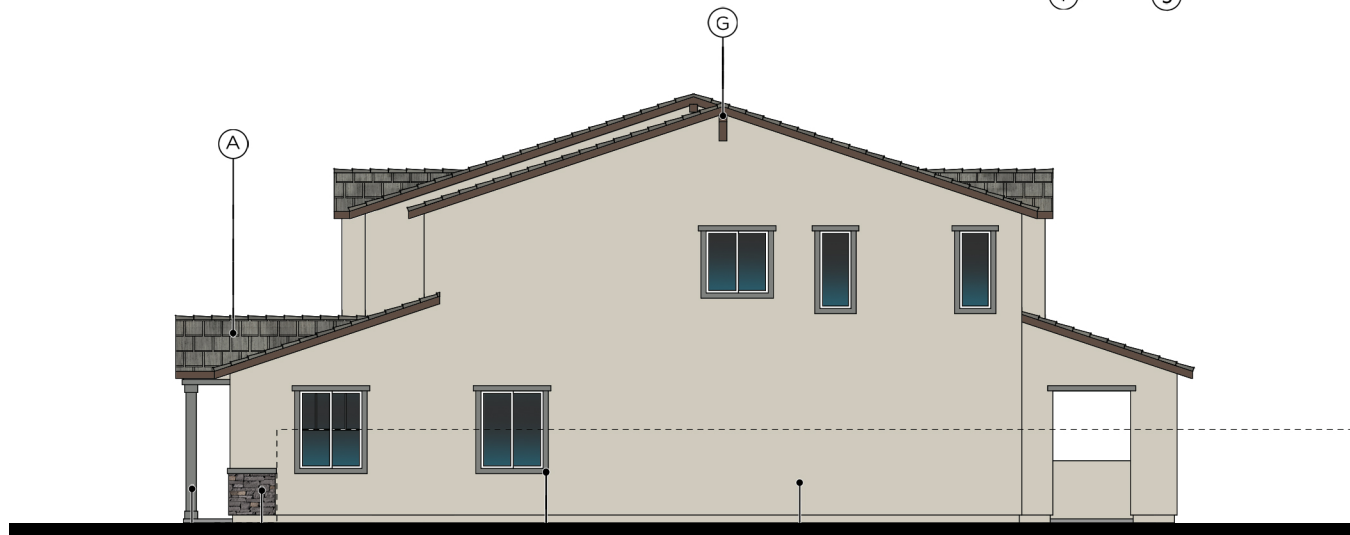




REAR



LEFT



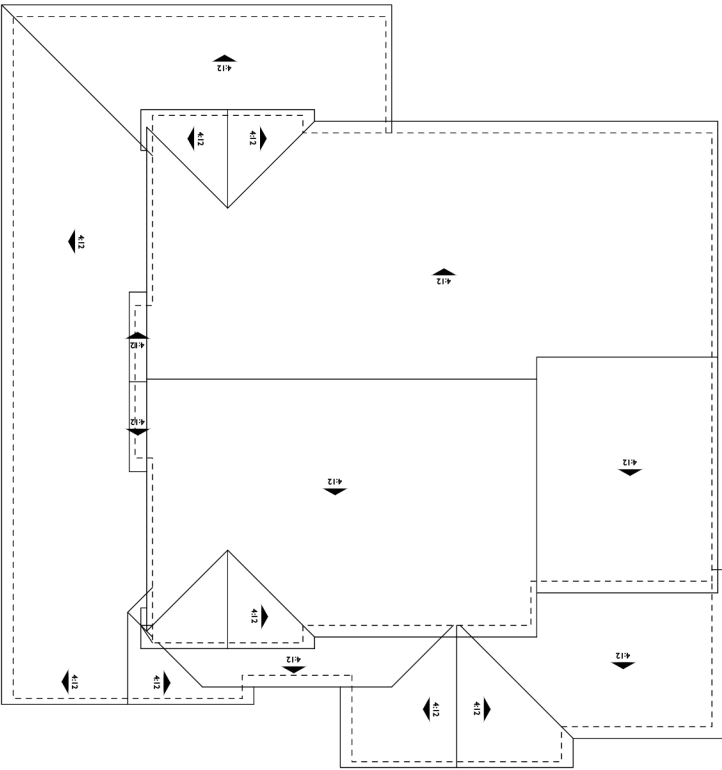
RIGHT



CRAFTSMAN
FRONT

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. SHUTTER
- G. DECORATIVE GABLE END DETAIL
- I. STONE VENEER
- M. STUCCO OVER FOAM TRIM
- N. CEMENTITIOUS BOARD AND BATTEN
- Q. LIGHT FIXTURE
- S. WOOD POST



ROOF PLAN

ALL PITCHES 4:12 (U.N.O.)

NOTE: HOMES WILL COMPLY WITH
WILDLAND URBAN INTERFACE
BUILDING STANDARDS.
NOTE: EXT. LIGHTING FIXTURES
TO BE DARK SKY COMPLIANT.
NOTE: REFER TO CIVIL AND
LANDSCAPE PLANS FOR
ADDITIONAL INFORMATION.



08/07/2020

0' 4' 8'
SCALE: 1/4" = 1'-0"

PLAN 3 - ELEVATION C

VILLAGE 6A | ELAN AT TRACY HILLS
TRACY, CALIFORNIA

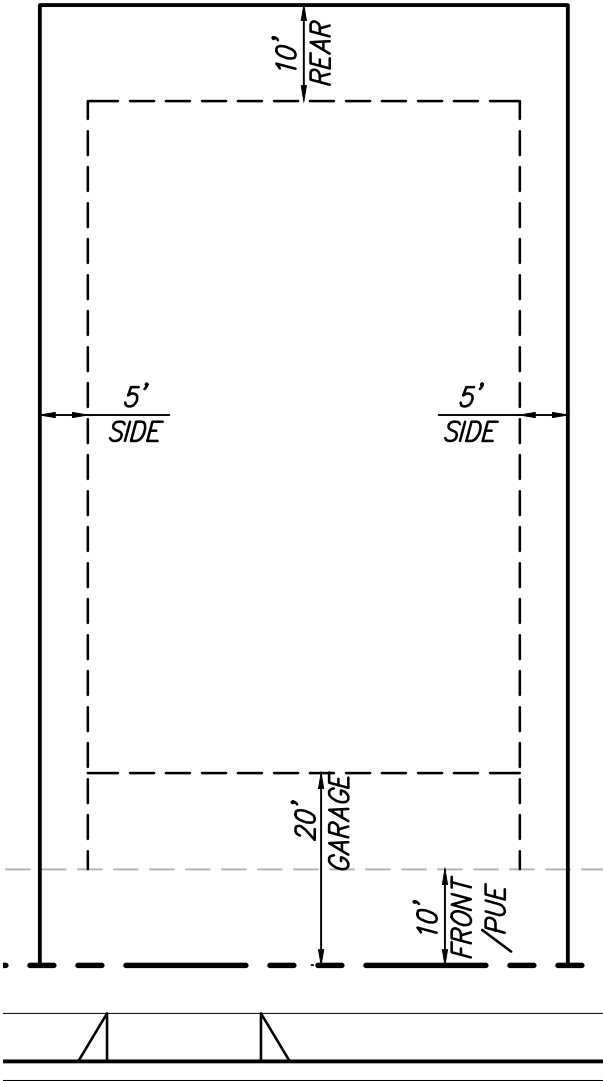
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT SHEA HOMES. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHEA HOMES.



LEGEND

REQUIRED CORNER VISION
CLEARANCE AREA PER CITY OF
TRACY STANDARD PLAN NO. 174

VILLAGE 6A MODEL HOMES



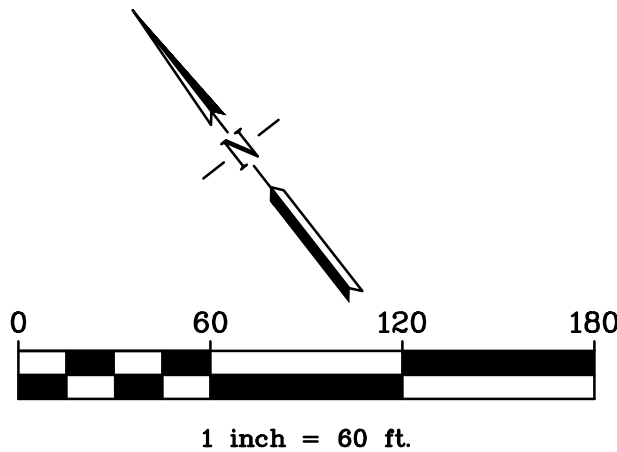
TYPICAL MINIMUM
LOT SETBACKS
SCALE: 1" = 20'

VILLAGE 6 UNIT MIX SUMMARY TABLE					
PLAN	BEDROOM	BATH	LIVING AREA (SF)	COUNT	AVERAGE
1A	4	3.5	3,762	5	7.1%
1A-R	4	3.5	3,762	4	5.7%
1B	4	3.5	3,762	5	7.1%
1B-R	4	3.5	3,762	4	5.7%
1C	4	3.5	3,762	2	2.9%
1C-R	4	3.5	3,762	5	7.1%
2A	4*	5.5	3,150	4	5.7%
2A-R	4*	5.5	3,150	3	4.3%
2B	4*	5.5	3,073	4	5.7%
2B-R	4*	5.5	3,073	5	7.1%
2C	4*	5.5	3,141	2	2.9%
2C-R	4*	5.5	3,141	5	7.1%
3A	4	4.5	3,340	5	7.1%
3A-R	4	4.5	3,340	3	4.3%
3B	4	4.5	3,340	4	5.7%
3B-R	4	4.5	3,340	4	5.7%
3C	4	4.5	3,345	4	5.7%
3C-R	4	4.5	3,345	2	2.9%
TOTAL				70	100.0%

*OPTIONAL 5 BEDROOM

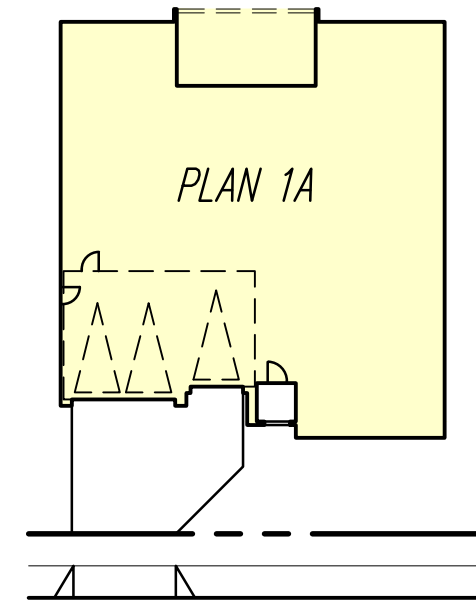
LOT COVERAGE	
MAXIMUM LOT COVERAGE TWO STORY PLAN	45%
MAXIMUM LOT COVERAGE SINGLE STORY PLAN	55%
MINIMUM SETBACKS	
REAR YARD	10'
FRONT YARD	10'
DRIVEWAY	20'
SIDE YARD	5'
CORNER LOTS SIDE YARD	10'

TRACY HILLS
VILLAGE 6A - DEVELOPMENT PLAN
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

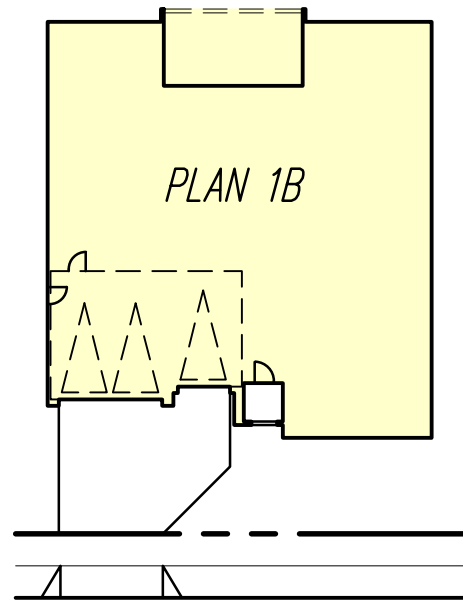


Shea
HOMES
Live the difference®

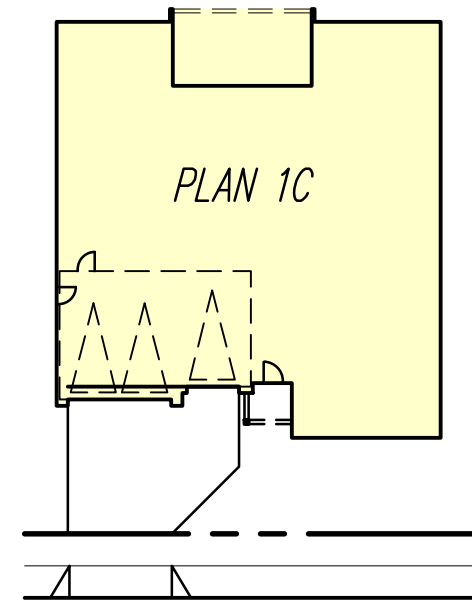
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909



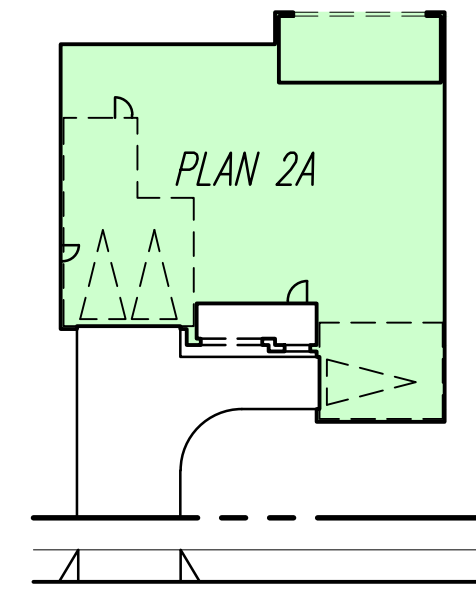
PLAN 1A
HOUSE FOOTPRINT= 3,762 SF
HOUSE LIVING AREA= 2,851 SF



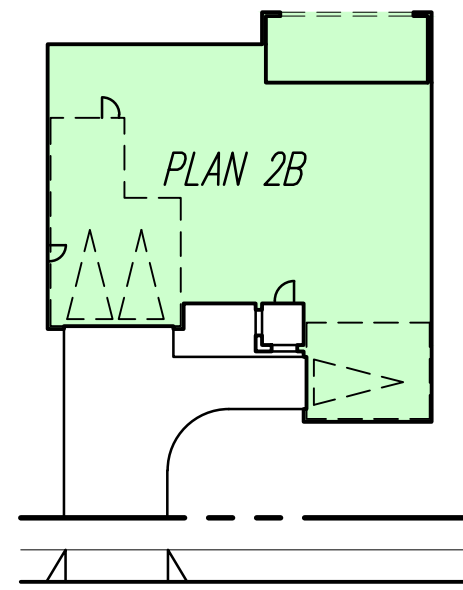
PLAN 1B
HOUSE FOOTPRINT= 3,762 SF
HOUSE LIVING AREA= 2,851 SF



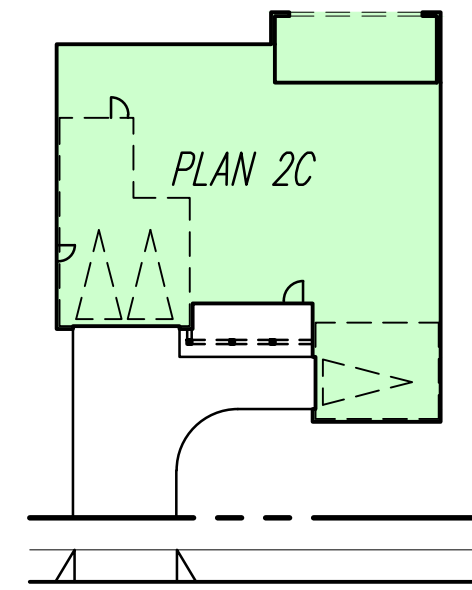
PLAN 1C
HOUSE FOOTPRINT= 3,762 SF
HOUSE LIVING AREA= 2,851 SF



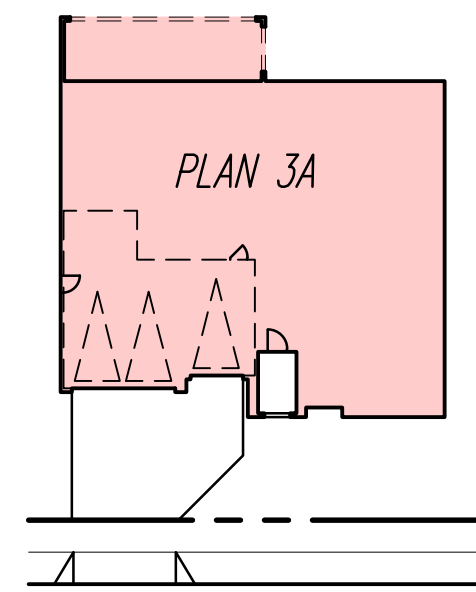
PLAN 2A
HOUSE FOOTPRINT= 3,150 SF
HOUSE LIVING AREA= 3,738 SF



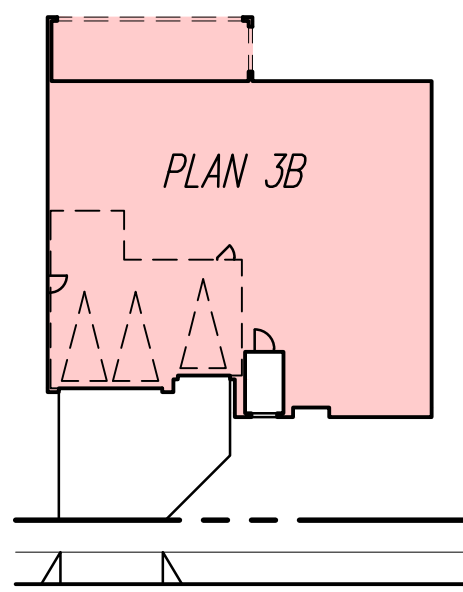
PLAN 2B
HOUSE FOOTPRINT= 3,073 SF
HOUSE LIVING AREA= 3,738 SF



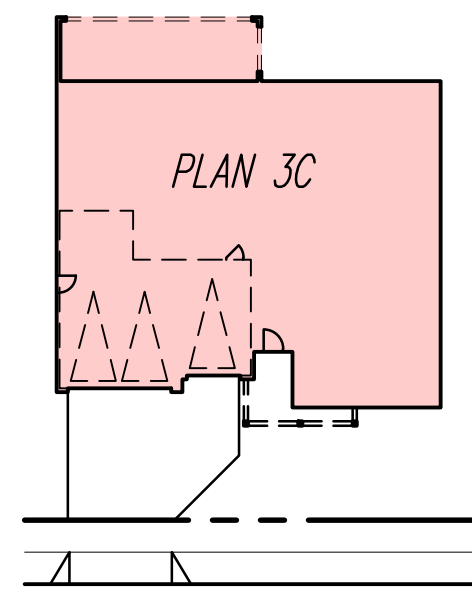
PLAN 2C
HOUSE FOOTPRINT= 3,141 SF
HOUSE LIVING AREA= 3,738 SF



PLAN 3A
HOUSE FOOTPRINT= 3,340 SF
HOUSE LIVING AREA= 3,988 SF



PLAN 3B
HOUSE FOOTPRINT= 3,340 SF
HOUSE LIVING AREA= 3,988 SF



PLAN 3C
HOUSE FOOTPRINT= 3,345 SF
HOUSE LIVING AREA= 3,988 SF

LOT NO.	LOT AREA (SF)	PLAN TYPE	FOOTPRINT (SF)	LOT COVERAGE
1	7,906	3C-R	3,345	42.3%
2	7,348	2A	3,150	42.9%
3	7,450	3B	3,340	44.8%
4	7,172	1C-R	3,762	52.5%
5	7,029	2C	3,141	44.7%
6	7,010	1A-R	3,762	53.7%
7	7,219	2B	3,073	42.6%
8	7,438	3A	3,340	44.9%
9	7,230	1B-R	3,762	52.0%
10	7,082	2A	3,150	44.5%
11	7,001	1C	3,762	53.7%
12	7,641	3A-R	3,340	43.7%
13	7,500	2C-R	3,141	41.9%
14	7,500	1B	3,762	50.2%
15	7,500	2A-R	3,150	42.0%
16	7,791	3C	3,345	42.9%
17	8,691	2B-R	3,073	35.4%
18	12,685	1C-R	3,762	29.7%
19	10,326	3B	3,340	32.3%
20	10,013	3A-R	3,340	33.4%
21	7,431	1A-R	3,762	50.6%
22	7,688	2B-R	3,073	40.0%
23	8,307	1B-R	3,762	45.3%
24	8,034	3B-R	3,340	41.6%
25	7,764	2C-R	3,141	40.5%
26	8,374	1B	3,762	44.9%
27	11,491	3A	3,340	29.1%
28	7,000	2B	3,073	43.9%
29	7,229	1A	3,762	52.0%
30	10,618	3B	3,340	31.5%
31	13,023	3C	3,345	25.7%
32	9,987	1B-R	3,762	37.7%
33	9,226	1A	3,762	40.8%
34	8,761	3B-R	3,340	38.1%
35	13,706	2C-R	3,141	22.9%
36	7,676	1C-R	3,762	49.0%
37	9,898	2A	3,150	31.8%
38	11,482	3C-R	3,345	29.1%
39	7,821	2B	3,073	39.3%
40	7,700	1C-R	3,762	48.9%
41	7,700	3B	3,340	43.4%
42	7,700	2B-R	3,073	39.9%
43	7,700	1A	3,762	48.9%
44	7,700	3A	3,340	43.4%
45	7,700	2C-R	3,141	40.8%
46	7,710	1B-R	3,762	48.8%
47	7,874	3C	3,345	42.5%
48	7,931	1A	3,762	47.4%
49	13,444	2B	3,073	22.9%
50	11,120	2A	3,150	28.3%
51	7,313	1B	3,762	51.5%
52	8,341	3C	3,345	37.7%
53	9,704	1C-R	3,762	38.8%
54	7,550	2C-R	3,141	41.6%
55	7,550	3B-R	3,340	44.2%
56	7,550	2A-R	3,150	41.7%
57	7,100	1A-R	3,762	53.0%
58	9,668	1A	3,762	38.9%
59	7,660	3A-R	3,340	43.6%
60	8,498	2B-R	3,073	36.2%
61	9,446	1C	3,762	39.8%
62	8,678	3A	3,340	38.5%
63	9,092	2B-R	3,073	33.8%
64	9,649	1B	3,762	39.0%
65	9,200	2A-R	3,150	34.2%
66	9,920	3B-R	3,340	33.7%
67	7,974	1B	3,762	47.2%
68	7,100	2C	3,141	44.2%
69	7,100	1A	3,762	53.0%
70	7,414	3A-R	3,340	45.0%

TRACY HILLS
VILLAGE 6A - DEVELOPMENT PLAN
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA



CITY OF TRACY
DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D20-0011

A determination of the Development Services Department approving a Development Review permit for the architectural design of a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive, Application Number D20-0011. The applicant is Shea Homes and the property owner is Tracy Hills Phase 1, LLC.

Staff has reviewed the application and determined that the following City regulations apply:

1. Development Review (TMC Chapter 10.08, Article 30)
2. Tracy Hills Specific Plan
3. City of Tracy Design Goals and Standards

An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan project, including the Tracy Hills Phase 1A Vesting Tentative Subdivision Map, which includes Village 6A. No further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D20-0011, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the architecture is consistent with the Tracy Hills Specific Plan and has incorporated significant variation between floor plans and elevations, used a mix of building materials and architectural features on all four sides of each house, and provided ample mix and frequency of each house type throughout the Tracy Hills Phase 1A subdivision.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Tracy Hills Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.

Andrew Malik
Assistant City Manager

Date of Action

**City of Tracy
Development Review Permit
Conditions of Approval**

Shea Homes – Village 6A of Tracy Hills Phase 1A
Architectural Design of a 70-lot Residential Subdivision
Located in the vicinity of Tracy Hills Drive
Application Number D20-0011
September 15, 2020

These Conditions of Approval shall apply to the Development Review permit for the architectural design of a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive, Application Number D20-0011 (hereinafter “Project”), proposed by Shea Homes (hereinafter “Applicant”).

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. “Applicant” means any person, or other legal entity, defined as a “Developer”.
2. “Developer” means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term “Developer” shall include all successors in interest.
3. “City Engineer” means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. “Development Services Director” means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. “City Regulations” means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City’s Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. “Conditions of Approval” means these conditions of approval applicable to the Development Review permit for the architectural design of a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive, Application Number D20-0011.
7. “Property” means the subject property of the Development Review permit for the architectural design of a 70-lot residential subdivision, known as Village 6A of Tracy Hills Phase 1A, located in the vicinity of Tracy Hills Drive, Application Number D20-0011.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., “CEQA Guidelines”).
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] (“Exactions”) and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. The project shall be developed in substantial compliance with the architectural packet received by the Development Services Department on August 14, 2020 and the development plan received by the Development Services Department on September 3, 2020, to the satisfaction of the Development Services Director. Any modifications to the development plan shall comply with the Tracy Hills Specific Plan and the following requirements, to the satisfaction of the Development Services Director:
 - a. Maximum of three houses with the same architectural style (e.g. Early California, Craftsman, etc.) may be located next to each other.
 - b. No cases of the same floor plan used on three consecutive lots.
 - c. No cases of the same floor plan with the same elevation used on two consecutive lots or directly across the street from each other.